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**MICKY
FLANAGAN**

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life on two wheels

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May 2013



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RUSKIN PARK HOUSE, SE5

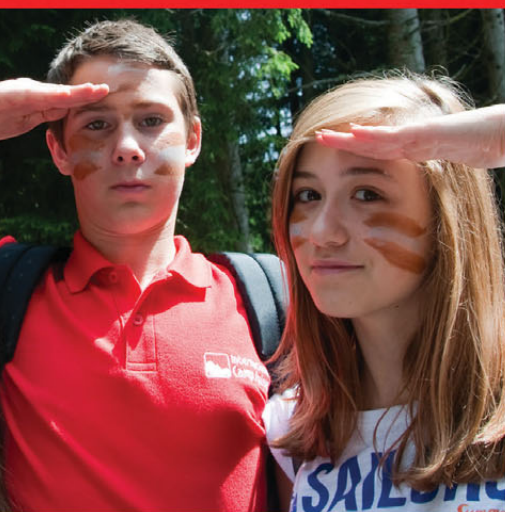
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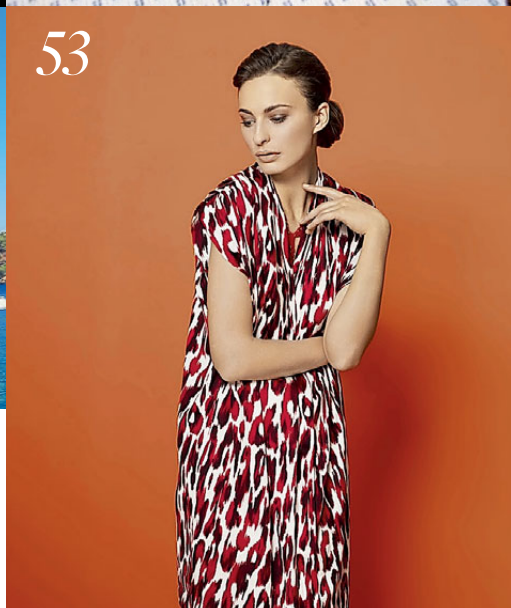
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COVER

The very talented

Micky Flanagan

Photo: Alex Lake



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It's all about bikes...
discover the area on two
wheels. See page 22

This month's contributors

Jenny Eclair

The talented Jenny Eclair has been making us chuckle for years as *Living South's* columnist. The comedian, novelist and actor lives in Camberwell – when she's not off touring the UK as a Grumpy Old Woman.

Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute who loves London's eateries with a passion. He lives in London with his wife Sara and two children.

Matthew Wilson

You might know Matthew Wilson better as The Landscape Man, from the hit Channel 4 TV show. Principal garden designer at Clifton Nurseries, this Gipsy Hill resident knows his Santolina from his Sisyrinchium.

A spring in our step

Well, the weather might not be playing ball, but it's definitely spring – we've put the clocks forward to prove it! Plus, on the morning of writing this I was treated to a spectacular dawn chorus outside my bedroom window; a real soul reviver in the absence of sun. But it will shine, we will be wearing florals and this sparkling pedicure I've just had will see the light of day. And when it does, we'll be ready with a wardrobe full of bold, colourful prints as championed by Mary Portas for spring-summer, which we've showcased in our fashion section. And gents, we haven't forgotten you – we've got lighter, brighter suits and essential accessories.

We've also had a chat with cycling supremo Cathey Bussey, who knows how to make the most of life on two wheels. She tells us why she loves to feel the wind in her face and busts some of those myths that keep many of us off bikes and crammed on the bus – helmet hair being one of them.

And finally, after all this dismal weather, we're really up for a good laugh this month, so we've got comedian of the moment Micky Flanagan, a Dulwich resident, to furnish us with funnies.

Like it? Share it! Find us on Facebook (Living South) and Twitter (@LivingSouth).



Victoria

Victoria Purcell
Editor, Living South Resident

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VI-SPRING
Life Changing

REACH FOR THE SKY

Sculptor and Nunhead resident Randy Klein recently unveiled his latest work at Camberwell's new Thames Reach Employment Academy – a £6.5 million initiative dedicated to helping people find work. Launched on 21 March, the sculpture, called *Aspire*, is based around an Edwardian spiral staircase that was originally part of the beautifully restored building. The 18ft sculpture of figures climbing the staircase holding workplace tools represents people climbing towards success.

'The sculpture breathes life into this wonderful 100-year-old staircase,' said Randy, 'and it is symbolic of people improving themselves and taking the steps up towards a better life.'

❖ employmentacademy.org.uk



Local sculptor Randy Klein with his latest work, *Aspire*

LOCAL LIFE

The area's essential knowledge this month



Dulwich Picture Gallery

LOCAL MUSEUMS CELEBRATED AGAIN

Ten museums are in the running for the UK's largest arts prize, the £100,000 Art Fund Prize for Museum of the Year – and two are on our doorstep. Dulwich Picture Gallery and The Horniman Museum and Gardens have been recognised as among the best in the UK, celebrated for their innovative and creative ways of bringing objects and collections to life. The winner will be announced live on BBC Radio 4's Front Row from the award ceremony at the V&A on 4 June.

❖ artfund.org/prize



FROM FOREST HILL

Local graphic designer Sarah Daly recently dropped off a batch of her beautifully designed Forest Hill greeting cards at Stag & Bow. Each one comes with a fun little factoid on the back, like, 'Ted Christmas was a popular builder, responsible for many of Forest Hill's beautiful properties built in the early 1900s. £1.50 each.'

❖ Stag & Bow, 8 Dartmouth Road, Forest Hill
SE23 3XU; 020 8291 4992

HAVE YOUR SAY...

 @LivingSouth

@DulwichVeganSoc: @LivingSouth beautiful looking new Living South Resident. Keep up the good work!

@JAGScimbWall: @livingsouth hope the limbs don't ache too much tomorrow. Awesome having your team climbing with us today. Spiderman was epic ;)

 Living South

Herne Hill Market: Please welcome Brixton Tart to the market this Sunday [31 March]! Deliciously tempting savoury tarts plus tasty salads!

Living South: A local action is hoping to raise funds to get the South Norwood Lakes play park regenerated. Find out more at <http://lpag.wordpress.com>

Southwark Council is consulting on proposals to replace the one-way traffic system around Bellenden Road with a two-way traffic system. See southwark.gov.uk

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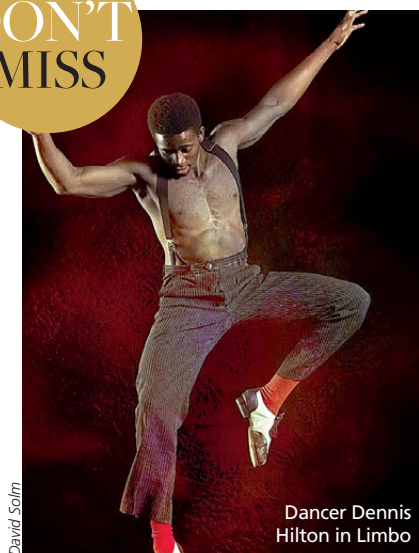
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David Solm

Dancer Dennis
Hilton in Limbo

Cabaret

LIMBO BY CANTINA

The award-winning Cantina returns to the Southbank Centre with *Limbo*, a new show featuring cabaret, circus and acrobatics. Catch illusionist Paul Kieve's mind-blowing theatrical illusions alongside gravity-defying Chinese pole master Mikael Bres. Part of London Wonderground. Runs from 7 May to 29 September. Tickets from £10. Ages 15+.

❖ londonwonderground.co.uk; 0844 545 8282

Family fun

FUNDRAISING WALK

Sydenham-based St Christopher's Hospice hosts its biggest fundraiser on Sunday 19 May – the annual Fun Walk. The whole family can take part, with a choice of distances, to help raise £250,000 for the hospice's care services. Fancy dress is encouraged. 8.30am-4pm. Free to pre-register or £5 on the day.

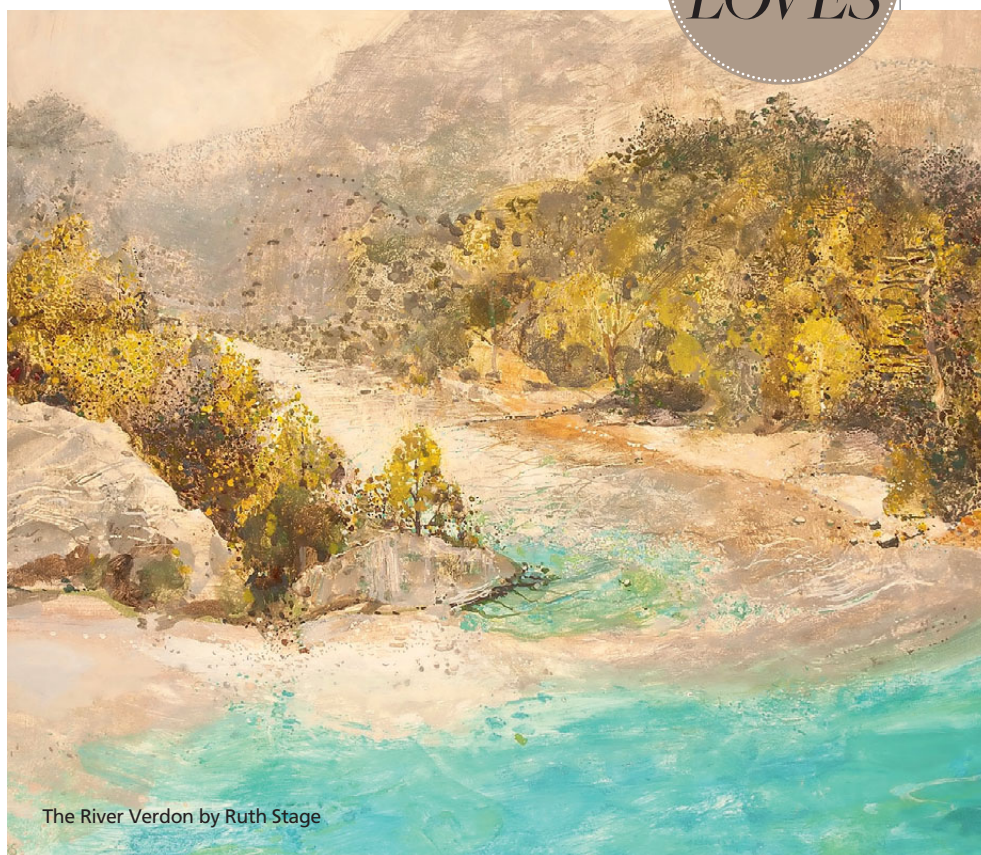
❖ Keston Common, Kent; 020 8768 4684; stchristophers.org.uk/funwalk

Artists' Open House

Dulwich Festival

ARENA

Living South
resident
LOVES



The River Verdon by Ruth Stage

Local artist Ruth Stage, who has just won the 2013 Lynn Painter-Stainers prize for her work *The Isabella Plantation*, is taking part in the Dulwich Festival's Artists' Open House event this year. Ruth uses the ancient Egg Tempera method, utilising egg yolk to bind pigments. The Royal Academy graduate joins some 200 artists opening their homes and studios across Dulwich and surrounding areas.

Other artists to look out for include Julian Stair, showcasing his latest ceramic creations in Julian's bespoke studio on Hindmans Road SE22; David Taylor, whose contemporary landscapes reflect Turner's classic style, hosted by Push Studios in Blackwater Court SE22, and Trisha Needham's handprinted interiors and fashion accessories.

❖ Artists' Open House runs 11-12 and 18-19 May, 11am-6pm. See dulwichfestival.co.uk



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Craft

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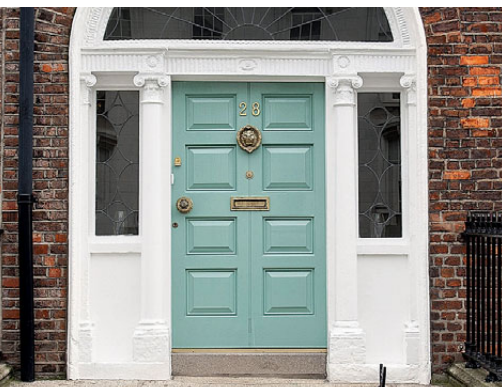
Lewisham resident Christine Leech launches the first two in her new series of craft books this month. The Simple Makes series is a creative and affordable set of illustrated step-by-step books suitable for all crafters. *Felt Sew Good* is a collection of 30 inspiring projects for felt ranging from an elephant mobile to feather napkin rings. *Little Sew and Sew* has 30 original sewing and embroidery projects from pretty purses to collars.

❖ £12.99 each (Quadrille), available from all good bookshops from 9 May

Felt Sew Good is a collection of 30 inspiring projects for felt ranging from an elephant mobile to feather napkin rings



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Street art masterclass



Remi Rough

MEET REMI ROUGH

South Londoner Remi Rough has been breaking boundaries with a spray can for over 26 years. As part of the Dulwich Festival, which is now in its 20th year, Remi is leading a street art walk on Sunday 19 May (2pm) and a street art masterclass on Saturday 18 May (1pm & 3pm). *Living South* asks Remi about his rise from the streets to international gallery shows...

HOW DID YOU GET STARTED?

I got started in graffiti after seeing the book *Subway Art* by Henry Chalfant and Martha Cooper when I was about 13. I was already very influenced by early hip-hop culture. Street art came along years later, but now it all seems to have melded into one genre.

WHAT'S YOUR STYLE?

I paint in a modernist style. I use the shapes, colours and lines from my days as a graffiti writer as reference and reinterpret them into abstract paintings. One of the most important factors in my work is the tension I try to create between colours and shapes. Recently I've been painting over my more colourful artworks with translucent white as reference to the constant white noise of social media and our hectic lifestyles.

HOW DID YOU CROSSOVER FROM STREETS TO GALLERIES?

Immense perseverance, but mainly doing things for myself. I used to host pop-up galleries in empty Soho shop fronts all the time, and now I work with Scream Gallery in the West End and Soze Gallery in Los Angeles, where I had my first US solo exhibition last year. I want to put on great shows filled with colour and dynamics – selling it is just an added bonus. I'm very fortunate to be able to paint for a living.

❖ For more on the Baroque the Street events, and the Dulwich Festival as a whole, see dulwichfestival.co.uk

Nunhead Cemetery Open Day

Grave EXPECTATIONS

DON'T MISS



Nunhead Cemetery

Eric Richardson

Nunhead Cemetery's Annual Open Day is always a big draw. The tranquil Victorian cemetery, one of London's Magnificent Seven burial grounds, was consecrated in 1840 and features opulent monuments erected in memory of the most eminent citizens of the day. Attractions on the day include birds of prey display, the

Magnificent Seven Heavenly Virtues art show in the mausoleum, music in the open-air chapel, free tours of the cemetery, crypt and tower, stalls and a bug hunt for the kids. This event has been organised by the Friends of Nunhead Cemetery. 18 May from 11am-5pm. Free admission.

❖ Linden Grove SE15 3LP; fonc.org.uk

Nunhead Cemetery, consecrated in 1840, features opulent monuments erected in memory of the most eminent citizens of the day



Family fundraising event SAMSAM THE BUBBLEMAN

Samsam the Bubbleman, the world's most famous bubbleologist, brings his bubble show to East Dulwich on Saturday 18 May. The event is to help raise funds for Xavier, a local boy who suffers from cerebral palsy, to walk on his own. 10am. Tickets £6 (family, £20).

❖ The Great Hall, Alleyn's School, Townley Road, Dulwich SE22 8SU
For further details and tickets see helpxavier.org/bubbleshow

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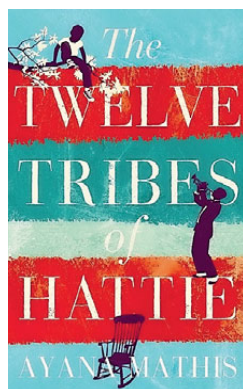
Our favourite comedian, and Camberwell resident, confesses that home entertaining is just not her forté - she just doesn't have 'the stuff'

My month...

❖ I'm a reader. In the old days before iPads and Kindles, I would rather miss a train than get on it without a book. My favourite read recently was *The Twelve Tribes of Hattie* by Ayana Mathis. It's the story of a woman's 12 children and has been championed by Oprah Winfrey. I loved it.

❖ I've forked out on a new lap top. There comes a time when you can no longer give artificial respiration to your old Mac. When the keyboard has developed arthritis and the memory packed up, it's time to let go. I just wish Mac would stop mucking about with their chargers - why can't one charger work for all Mac products?

❖ I joined my friend Julie for lunch in Dalston. Thanks to the new ginger overground line the journey took minutes. I love this new line, though it has made local housing stock even more expensive (which is fine if you're on the ladder, but not so great if you're not!).



Three times over the past couple of months I have had old girlfriends to stay. On each occasion it has become blindingly obvious that I am domestically arrested and forgot to learn the stuff that other women my age do without thinking.

Cooking, for example. I'm 53 and I should be capable of juggling a fry up for six, but I can't. Chez Eclair is like a really bog-standard B&B. I never think to offer guests anything more than a choice of 'serve yourself cereal' or 'make your own toast'. And yet, when I'm a guest, I'm more than happy to accept offers of eggs Benedict or French toast: 'Ooh, just a little bit of both, thanks. Freshly made brioche? Don't mind if I do!'

Whereas my contemporaries are cooking lamb in hay and experimenting with monkfish, just the prospect of preparing a no-frills roast chicken dinner has me running to The Seacow on Lordship Lane for fish and chips.

Give me a stage and a microphone and I can give you two hours of the finest (slightly bitter) stand up comedy. Ask me to do a spot of home entertaining and I panic - I don't have 'the stuff'. I only have three napkins, and two napkin rings, none of our knives match, and apparently I have been giving guests cake forks to tackle yet another Indian takeaway (because yet again I can't face cooking).

When adult female friends come to stay, they

I'm 53 and I should be capable of juggling a fry up for six, but I can't. Chez Eclair is like a really bog-standard B&B. I offer guests 'serve yourself cereal'

expect you to be on an equal culinary footing: 'Where are your Le Creuset dishes?', enquired my friend Judith. 'Where is your kitchen towel?', wondered Janet. 'What have you done with the cornflower?', Judith again (she was so sick of takeaways during a recent stay that she decided to take matters into her own hands and make a casserole, from scratch. She kept having to send me down to the supermarket to get things that most normal people - apparently - keep on standby in their kitchen cupboards).

These items of kitchen equipment include; grease-proof paper, a potato peeler, nutmeg



shotbythesheriff.co.uk

grater, griddle pan and garlic press. I don't have a pestle and mortar, juicer, microwave or pair of double oven gloves (I just have the one, a single-handed glove which basically renders me about as useful in the kitchen as Michael Jackson).

I watch other women go about their womanly business with awe. My sister creates so much raw vegetable peel that she has her own 10-foot compost heap, my friend Jane (yes, all my friends' names begin with J) can make her own custard, complete with a vanilla pod!

By comparison, I have all the home skills of a teenage girl. On second thoughts, make that a teenage boy - all my mates have been sleeping in the spare bedroom, and since they've all been to stay, I haven't once changed the sheets! ●

Hey, Micky

Bruce Dessau meets Micky Flanagan, the cockney comic who cracked us all up with his 'out out' routine, to chat about domestic bliss – and sausage sandwiches





Rex Features

Doing what he does best... Micky takes to the stage on Comedy Rocks with Jason Manford

Fame for Micky Flanagan is not fast cars or big houses. It is a sausage sandwich. The Cockney comedian likes nothing better than a quiet moment in his kitchen making a sarnie.

'That's the kind of thing that is an adventure to me these days,' he smiles. It certainly makes a change from playing sold out shows, which is what he is spending most of 2013 doing on his biggest tour yet – *Back In The Game*.

Flanagan turned 50 last October but shows no signs of slowing down. His tour puts him firmly in comedy's premier league alongside the likes of Michael McIntyre and John Bishop, but fame brings about all sorts of changes, as the genial gagsmith jokes: 'You can't nick things any more. These are the problems of being successful. A sandwich here, a chocolate bar there. Apparently crime and success don't go hand in hand.'

He says that hitting the big 5-0 didn't really worry him: 'Someone suggested I should lie about my age. If I was a film star or a pop star maybe, but comedians are supposed to tell the truth. Frankie Boyle says you can't be a stand-up after 40. On the other hand, Bob Monkhouse once said you can't be funny until you are over 40. So how much time does that leave you to be funny? About a year.'

Flanagan's challenge with *Back In The Game* was coming up with material to match previous classic routines, such as his famous 'out out' story, where you pop out for a quick drink and end up in a club still wearing your slippers. If his

last show was all about his life up to becoming a comedian via Billingsgate market, living in America ('where I was an international lover and player') and doing a City University degree in Social Science, *Back In The Game* is about where he is now.

And where he is now is living in Dulwich with his wife Cathy and six-year-old son Max. We are chatting in his bright study, surrounded by comedy books by his peers such as Russell Brand and Jo Brand – the latter a fellow Dulwich resident.

Flanagan claims that all the really exciting things happen when you are young. Yet his meteoric rise from comedy club to arena superstardom in a handful of years disproves the rule: 'By the time my dad was 26 he had kids, a council flat and a job on the docks. His life was more or less done. When I was 36 I was still looking around for opportunities.'

He found that opportunity when he was in the audience at a comedy show. It was seeing Billy Connolly that made him think he could have a go: 'I love Harry Hill's surrealism and Chris Rock's ability to say the unsayable, but I could never do that. But I thought I could tell stories like Billy Connolly.'

He started doing stand-up in his mid-30s and initially combined comedy gigs with a job as a painter and decorator.

'For about two years I'd be travelling

The centrepiece of the new show is about me making a sausage sandwich. That's how I create excitement



Miranda Hart cracks up at Micky's antics on Channel 4's King Of...

to gigs with a bottle of white spirit in my bag so that I could clean the paint off my hands. Eventually I was doing gigs every weekend and another comedian said to me, "if you don't quit your day job you won't enjoy either. Just take the rest of the week off like the rest of us." At first it felt like I'd won the pools getting up on a Monday and not having to work again until Thursday!'

The new show is about the small things in life: 'The centrepiece is about me making a sausage sandwich. My life has slowed down to such a point that if my wife goes out for the day that's how I create excitement. I also talk about the two off licences in my life – the one I go to normally and the one I pop into for the second bottle of wine. Things like that. So all these little details I'm pulling in to say to "this is where I'm at".'

Although he is clearly devoted to the craft of comedy, Flanagan doesn't want to analyse his success: 'I was happy where I was being a circuit comic, I didn't have a plan. All I wanted to do was avoid a badly paid 9-5 job.'

For Flanagan the future is currently all about stand-up. There is talk of a sitcom at some point, if he can find the time. He is also writing his



autobiography. He is proud of his Cockney roots and never tries to hide them onstage. At first when he started performing outside London he was anxious that this might be a problem, but his pin-sharp observational humour won everyone over: 'We were concerned about the Lowry in Salford on the last tour, whether anyone would turn up, but we ended up selling five nights. They seemed to accept me as one of them even though I'm clearly from a council estate in London.'

Anyone who is married or a parent will relate to his stories about his wife and son, although he has to be a little tactful about how he uses them: 'If I am going to talk about my son I ask him

I was very happy being a circuit comic, I didn't have a plan. All I wanted to do was avoid having a badly paid 9-5 job

first. He has got to go to school and he is getting to the point where he will see me on *The One Show* and he'll go "why did you say that?" So I make it more general and rather than say it is specifically about him I say something like "children take so long getting ready is there any point leaving the house?"

'I imagine in a few years he'll use it as a negotiating tactic,' he continues. 'I'll only be allowed to make jokes about him if he gets a new bike.' There is a similar situation with his wife. 'I won't say "my wife..." I say, "isn't it funny that as you get older a dirty weekend turns into a very restful break..."'

He is a little less discreet when it comes to talking about his 82-year-old father onstage: 'My dad was evacuated in the war, not that you'd know. Sometimes he goes six or seven minutes without mentioning it...'

Flanagan speaks as if his success is an accident, but it is down to hard work and talent. Yet he is typically modest about making audiences everywhere laugh their socks off: 'I can make no sense of it except that we took a few risks and they seemed to pay off. There are only two things to keep in my mind – I'm enjoying it and the audience is enjoying it. If we can keep those things bubbling along that would be great.' With that he gets up from the sofa. Presumably to make a sausage sandwich. ●

✦ Micky Flanagan's tour comes to London in May and October. See mickyflanigan.com

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Two wheels good

Shannon Denny quizzes
Streatham author
Cathy Bussey on her
feminine cycle savvy

Cathy Bussey's first two-wheeled commute to work from south London traversed six miles and lasted 50 minutes.

'I have a dreadful sense of direction so I had to stop and look at the map literally every three minutes,' she says. It might not have been the quickest journey, but it was enough to get her hooked on a new way of getting around.

The creator of *The Girl's Guide to Life on Two Wheels* had been cycling since childhood, having been pushed along by her parents on a Raleigh Bianca over the lanes around their Sussex home till she got the hang of things.

'I must have been about four years old. I have no memory of not being able to ride a bike. Growing up in a small village my bike was my only form of transport until I was 17.'

After studying at LSE and launching a journalism career, Cathy found herself living in south London. It was shortly after relocating from Clapham to Streatham that she discovered the joy of getting to work aboard a bike.

'Back then I was in the minority,' she recalls. 'Most cyclists on London's roads were male, especially cycling commuters. As soon as friends and colleagues found out I cycled they would bombard me with questions: 'But isn't it dangerous?' 'How do you make sure you look appropriate for work?' 'Don't you get helmet hair?' And I heard time and again from women 'Oh I'd love to cycle, but...'. So I had the idea for a book that was partly motivational and all about busting those excuses and partly a practical guide to answer all those burning, often very female-specific questions and show that you can be yourself on a bike.'

The result? A similarly upbeat and practical tone to Camilla Morton's *How To Walk In High Heels*. There are chapters on how to choose a bike, how to weather all seasons astride a saddle,



Photographer: Keith Sheriff

Cathy Bussey in
Brockwell Park

Three to cycle

Cathy Bussey's top three south London cycle routes

how to keep a bicycle in tip-top shape and where to shop for female-specific gear that won't leave you 'looking like traffic cones, or worse'.

Cathy says the book was a joy to write, but didn't come without speedbumps: 'I managed to slosh tea all over my laptop just before I was due to hand in the book,' she says. 'The rotten thing completely corpsed and I had to take it to be repaired, which I was told would take a week at least. So it was

We meet at Hyde Park at and cycle through the night to a coastal destination, arriving in time for breakfast

panic stations, but I had emailed the draft to myself before the computer died completely, so I was able to finish it.'

Back on happier topics, Cathy's top tip for two-wheeled fun is the Friday Night Ride to the Coast. 'During the warmer months a group of hardcore cyclists meet at Hyde Park at midnight and cycle through the night to a coastal destination, arriving just in time for a very well-deserved breakfast. It's all organised and run by a Streatham resident – Streatham rocks.'

So that's the evening covered – but what's her idea of a perfect cycle-centric south London day? 'My birthday was a few weeks back, on a rare sunny day. My husband and I pedalled to Brockwell Park with our little girl chattering away

BROCKWELL PARK

It's off-road so lovely and safe for a ride with children, and you can stop by the cafe for a drink and the playground to entertain

smaller ones. Round it all off with lunch at the Florence in Herne Hill – it's by far one of the best family-friendly pubs in south London!

Clockwise from above:
Brockwell Park; Wimbledon Common; The Thames Path



THE THAMES PATH FROM PUTNEY TO RICHMOND

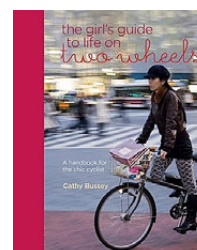
Bouncy and brilliant, you'll need a bike with wheels that can withstand the odd bump, but the payoff is gorgeous views of the Thames, some great pubs and a destination that's perfect for lunch, lounging or a few drinks before taking the bike home on the train!

WIMBLEDON COMMON

I love off-roading and Wimbledon Common has some great tracks. I don't follow a specific route, I like to just turn up, get stuck in and get completely lost!



happily in her bike seat, spent a gorgeous morning going round the park then taking her to the playground. We cycled to the Florence for lunch, then pedalled home and all had a nap,' she says before adding, appropriately enough, 'That's how we roll these days!' ●



The Girls Guide to Life on Two Wheels
(Ryland Peters & Small) is £14.99



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What lies beneath

There's plenty of capital in our line of sight in which to marvel, but what about the bits you can't see? Victoria Purcell discovers Lost London

Award-winning documentary maker Richard Guard fell in love with London during his years as a cycle courier in the 80s, and has since lived in 17 parts of the city. Now an East Dulwich resident – and member of the famed Dulwich Ukulele Club – Richard has declared his love for the capital in his book *Lost London*, which covers everything from long-closed tube stations and overgrown cemeteries to built-over pleasure gardens.

The book leads you through the city's history via vanished buildings, the origins of street names and quirky anecdotes. Did you know, for example, that Dulwich College can be linked to bear-baiting? The school's founder, Edward Alleyn, was for some time the 'keeper of the king's beasts' when animal-baiting was a popular spectacle at the Paris Gardens, near Southwark Bridge, during the late 1500s.

'The lost rivers are particularly special,' says Richard. 'Living by Peckham Rye I love the idea that the little stream in the park is the ancient Peck. Some books also suggest that the Effra raises in Belair Park, and that the ponds are its source.'

The Effra River has long been a source of fascination to many – Brixton has two drinking establishments named after it, and one house on Glenelg Road SW2 features a huge mural telling the stream's story. As the book explains, the Effra, not lost, but hidden, is 'one of several London rivers of which there is now almost no evidence above ground'.

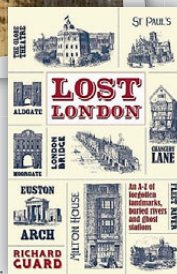
The river 'rose in Upper Norwood and flowed through Dulwich along Croxted Road to Herne Hill, along Brockwell Park, then down Brixton Road to Kennington Church, around the curve of the Oval, past what used to be Vauxhall Gardens, then into the Thames immediately above Vauxhall Bridge'.

The Effra served the Vauxhall Water Works Company until it began sourcing water outside the capital, and despite serving as a sewer in Brixton from the 17th century, its waters were being used in Dulwich as late as 1860.

✦ *Lost London* (Michael O'Mara Books) is £9.99



Top: A mural of the Effra painted on the side of a Brixton house. Above: The Effra used to run in front of The Prince Regent pub on Dulwich Road (image c. 1880). Right: The river's namesake pub.

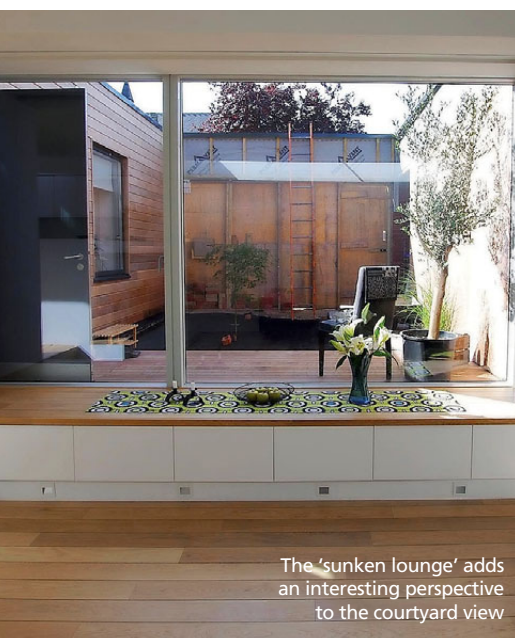


The split-level lounge and kitchen-diner create space and volume without that 'bungalow feeling'



Space maker

For architect Stephen Blowers, building his own home was 'the hardest thing' he's ever done, but the results are outstanding. Victoria Purcell finds out more



The 'sunken lounge' adds an interesting perspective to the courtyard view

A lot of visitors have commented that it's like a Tardis – from the outside it looks like nothing

You might think it an inevitability, but for architect Stephen Blowers, building his own home wasn't on the to-do list.

Stephen set up Waterloo-based Design Cubed with his partner Mark Barnard after taking voluntary redundancy at a shrinking commercial practice, and when a plot with planning permission next door to his aunt's house came up for auction, he decided to go for it.

'I certainly wouldn't want to work with myself as a client ever again,' laughs Stephen. 'Trying to design for yourself is really difficult because, for me design is about working with clients, and it's their ideas and their requirements that help you make decisions. The trouble as an architect is that you know there are lots of options, so you keep exploring them. I also had a very limited budget, but I had this need to do something good because I'm an architect and I'll be judged by it.'

'I went through this constant cycle of coming up with something really arty and special and thinking I really can't afford that, going through a value engineering exercise and then not being happy with that. So I was going round and round, but I kept coming back to the

original plan, with minor adjustments, so I've got a very well thought-out design as a result of it. It really does everything I want it to do.'

Stephen created the 'courtyard house' in East Dulwich on a fairly small plot that came with a complex planning history – previous tussles between developers and residents of the street meant that it could only be a single story, so Stephen's brief was simply to get the most out of the site, which is surrounded on three sides by houses, and on the fourth by the street.

'That's why it took me so long to design, because I wanted to get as much light as possible in it. I wanted something that was nice to live in but, from my commercial background, I wanted to make sure whatever I spent on it was an investment and that someone else would want to buy it. From the beginning I struggled to get more than two bedrooms into it because of the way the plot worked, and a detached building with just two bedrooms didn't sound very flexible. Plus I was really keen on the idea of having family and friends to stay.'

Stephen decided the kitchen, as the heart of the home and an informal social space, was to be the central space, and



Bi-fold doors and the continuation of the wooden flooring out into the courtyard really brings the outdoors in

opted for an open-plan layout to maximise the space. The split level between the lounge and the kitchen and dining area means that there is still a separation between the rooms, which stops it feeling like a bungalow.

‘A lot of visitors have commented that it’s like a Tardis,’ says Stephen, ‘from the outside it looks like nothing. I did an earlier design that was a black and white, almost gallery. It was a bit ‘look at me, I’m an architect’, but I didn’t want to make a statement because it’s a very nice residential street and the house totally recedes on the street. But when you walk in it does feel huge.’

As with most builds, it wasn’t all plain sailing. Stephen’s first contractor went bankrupt, so he ended up project managing the build, buying materials and getting more hands-on than intended.

‘It was a nightmare, probably the most stressful period of my life professionally, but a fantastic learning experience. My background is concept design of large commercial projects, not so much the nuts and bolts. It’s funny when you come to doing your own project you break all the rules – you usually put it out to tender and if a contractor comes in much lower than the others, the alarm bells ring. But I was in a situation where it was go with the lowest one or we don’t do this.

‘I consider myself sensitive to clients’ needs, but there’s nothing like doing it yourself to be able to empathise. After all that you really understand how sensitive people’s budgets are.’



Above: A wetroom makes for the ultimate showering experience. Right: Planters and soft furnishings soften the square, decked courtyard



The interior is pretty minimalist, but Stephen and his wife Cecilia were adamant it would be homely: ‘One of the best compliments we had at Open House [the annual architecture festival] last year was that people could see themselves living here,’ says Stephen. ‘It’s a house with curtains! You might expect sharp-edged blinds, but we set out to include curtains, mainly because my mother-in-law used to make curtains. My wife is from the part of Sweden where fabrics are made, so she goes with my mother-in-law to buy these

huge rolls of fabric and they made all the cushions and curtains.’

So what do Stephen and his wife love best about their new home?

‘With all the light that comes in it’s constantly changing. When the sun comes out it’s magical. Parts of it are like a sundial – you can watch the sun change throughout the day and the seasons. Every day we both say what a fantastic house we’ve got. I guess that’s as good as it gets.’ ●

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Visitors to Stephen’s home can’t believe that the ‘bespoke joinery’ is actually cleverly-fitted cabinets from Ikea





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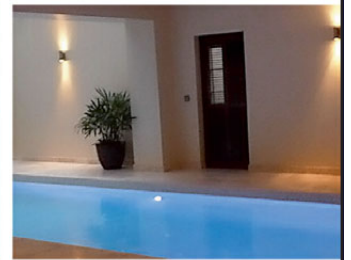
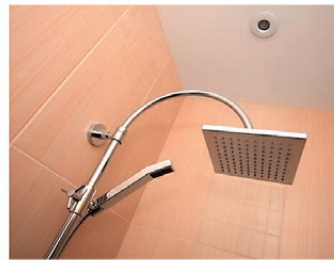
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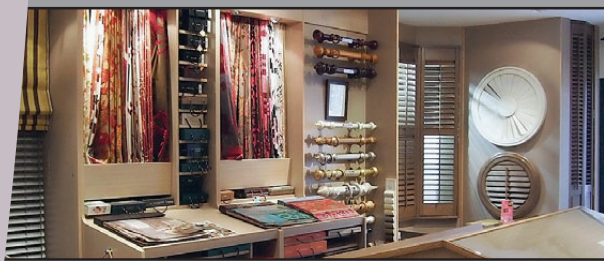


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Lighten up

Matthew Wilson, principal garden designer for Clifton Nurseries, shares his tip and tricks for letting in more light

There are three types of London gardens; those in full sun, those in full shade, and the ones that are somewhere in between (although in the last 12 months you could argue that there are another three, far more apt, descriptors for London gardens – cold, damp and miserable.)

Given how grim the weather has been of late, getting a bit more sun into our gardens has to be a good thing, hasn't it? It's not possible, of course, to make a shaded garden sunny. But it certainly is possible to make a shaded garden lighter and less gloomy. There are all sorts of tricks that can help to do this, and most of them cost very little.

For starters, you could try painting walls and fences with light or white paint. It sounds obvious, but it really works – a dark fence or wall won't reflect any light at all. You can also use light coloured paving and pots, and avoid dark materials like black granite or lead.

Another quick and simple way to let in more light is with some clever pruning. Evergreen shrubs and small trees can really block out light as they mature and become denser in the canopy. Trees can be crown-lifted – removing the lower branches – and shrubs thinned out to take the



White flowers will really sing out and lighten up a gloomy garden

You'll be amazed how much extra light clever pruning lets in. Trees can be crown-lifted and shrubs thinned

congestion out of the centre. You'll be amazed how much extra light this lets in.

Go for plants with white or silver foliage or variegation (different coloured zones in plant leaves, and sometimes stems). Try plants like Brunnera 'Jack Frost' (a shade-tolerant ground coverer

with silver-marked leaves), Arum Italicum 'Marmoratum' (a variegated relative of our native lords and ladies), and any of the numerous hostas with white or gold variegation – these will act like points of light in the garden. Plants with glossy foliage – like camellia – will also help reflect light.

And finally, plant white flowers. Dark reds, purples and deep blues won't help to make a dark garden light, but white flowers will really sing out. These may all sound like fairly small actions, but they all add up and will definitely make a difference when that sun finally shines.

Editor's choice IT'S ALL WHITE



Primrose metal garden chair, £59; table, £65

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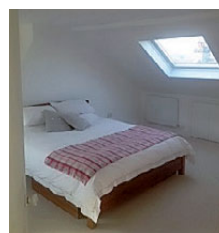
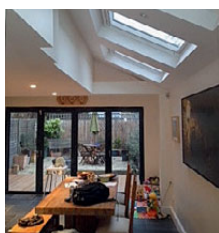
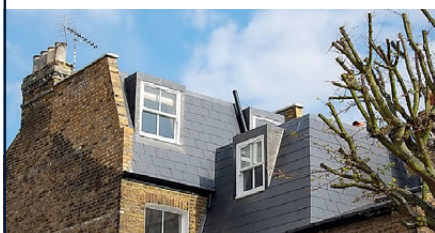
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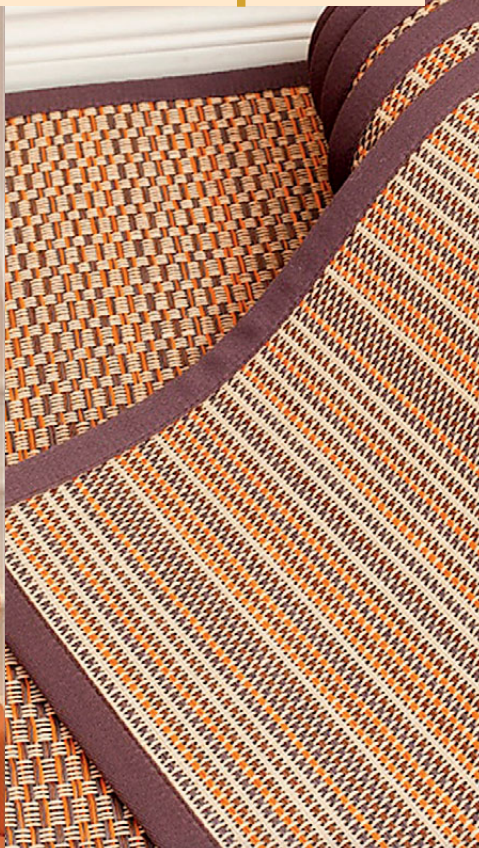
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♣ **Brockwell Lido, Dulwich Road, Herne Hill SE24 0PA;**
020 7737 8183; thelido cafe.co.uk



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♣ **120 Lordship Lane, East Dulwich SE22 8HD;**
020 8613 1500; swadeshdiner.co.uk

JAFLONG

Jaflong is a contemporary Indo-Banglo restaurant set on the thriving Lordship Lane. Serving classic Indian and authentic homemade Bangladeshi cuisine, you'll find everything on the menu to be a real treat for your taste buds. If you really think variety is the spice of life, then try the Sunday buffet! A takeaway service is also available.

♣ **41 Lordship Lane, East Dulwich SE22 8EW; 020 8693 6353;**
020 8693 7977



HOUSE OF TIPPLER BAR & KITCHEN

House of Tippler's front and back sun terraces are now open! Enjoy the outdoor spaces during the day for brunch and a Bloody Mary, and until late at weekends. The popular East Dulwich bar also serves tapas and cocktails, has live music every Friday and now offers free spirit tastings every month too. Mention *Living South* at the bar and receive 25% off your first drink until end of May 2013.

♣ **123 Lordship Lane SE22 8HU;**
020 7998 4878; houseoftippler.com



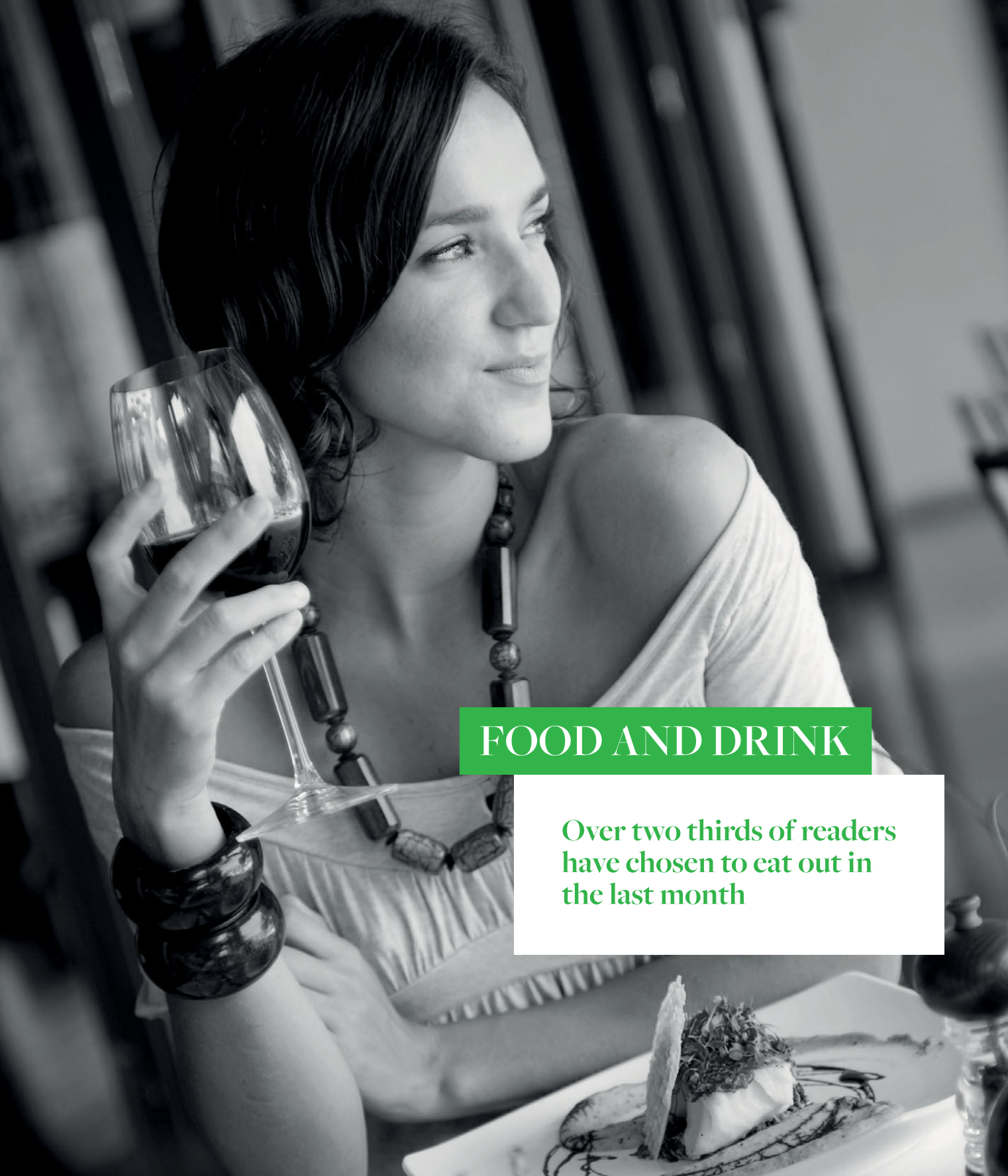
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♣ **77 Herne Hill, SE24 9NE;**
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FOOD AND DRINK

Over two thirds of readers
have chosen to eat out in
the last month





Tom Parker Bowles

Can he have some more? Our columnist lines up his bowl to catch the ramen noodle craze sweeping across London

It wasn't all that long ago that a quest for noodles invariably ended in a plastic pot. Complete with fiddly, flimsy sachets of ketchup and soy sauce. Sure, there were the generic versions at your local Chinese, usually bone dry, wok burnt and studded with mysterious pieces of meat. But as to noodles of any real quality, there was nothing.

Now, though, London is awash in a sinuous mass of hand-pulled delight. Ramen noodles, made from egg and yellow wheat, might be born in China, but they're a Japanese obsession, the ultimate booze food for the bleary-eyed salary man. There's a ramen shop on every corner, ranging from a steam-fugged hole in the wall to gleaming, expansive mega restaurants. The broth, made from pork or chicken bones (or a combination of both), is the heart and soul of the soup, and no slurp is ever the same. In Tokyo, a clear brown broth is favoured, based on soy sauce, while the miso ramen is full and rich. Tonkotsu ramen, almost milky in appearance, is richer still. Some will frazzle the taste buds with chilli, others seduce and delight in the most subtle of ways.

Everyone will have their own personal favourite and recipe. And as ever in matters regional and gustatory, all will be convinced as to the superiority of their own choice. You'll usually find half a boiled egg in there, along with slices of wobbling pork, seaweed, bamboo shoots, kamaboko (rather squeaky fishcakes) and pretty much every other embellishment you might desire. As a famous burger chain once proclaimed, 'Have it your way.' Done well, though, ramen is one of the world's great comfort food, a true slurp of succour. And slurping is not so much allowed as encouraged, not only cooling the noodles but, according to the real ramen seers, adding to the flavour too.

In Japan, ramen is more religion than mere bowl of soup, food to soak up a late night on the beers. In London, though, we could only look on with hungry envy. That was, until a few months ago. When not one, but three



Slurping is not so much allowed as encouraged, not only cooling the noodles but adding to the flavour too



fine ramen places opened, one after the other. Tonkotsu (tonkotsu.co.uk) in Soho, was the first, and their eponymous bowl is very fine indeed. The broth is an appealing off white and sings with slow cooked savour. Good, springy noodles too. There's depth and heft and soul in this bowl, just as there is at Bone Daddies (bonedaddiesramen.com), its slightly cooler younger brother. Here, under the well-seasoned eye of ex-Zuma chef Ross Shonhan, you can choose from all manner of different, and first rate, broths (I'm a fan of the tantanmen, made with chicken broth), while a classic rock soundtrack massages the inner ear. You can also order extra pipettes of pork fat, to squirt in at will. Magnificent, and I'm in there most weeks.

The third, Shoryu Ramen (shoryuramen.com), sits towards the bottom of Regent Street, and has the widest menu of all. They specialise in Hakata tonkotsu ramen, pork bone based and milky. Again, the broth is properly made, while the noodles have just the right amount of bite. For those who like a bit of kick, the piri piri version hits that capsaicin spot. For the London ramen lover, these are good times indeed.

But a guide to London's great noodles would not be complete without reference to Koya (koya.co.uk), a small Soho game changer that specialise in udon, rather than ramen noodles. These are the great fat slippery ones, like alabaster worms, and they're fresh made down in the basement. The noodles (available hot and cold) are every bit the equal of their Japanese cousins, while the broths are elegant and ethereal, with a stunning clarity of flavour. In fact, Koya could be seen as the daddy of them all, a noodle pioneer who cleared the path for all to follow. Whatever the truth, I'm not complaining. There may not be quality on every corner, but this quartet of noodle nirvana is quite enough for me.

❖ **NEXT MONTH** All this writing about great London food is thirsty work, so where to head to for that perfect alcoholic partner? Celebrating the Capital's finest shops for first-class booze

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Food NEWS

FLAVOURS OF BRIXTON

Here There Every Fare has launched three-hour guided tours of Brixton's most mouth-watering stalls and producers. Brixton Village continues to make headlines as the city's newest foodie destination, and The World Flavours of Brixton Food and Drink Tour takes participants on a tour of the world's cuisines – savouring a hybrid of flavours and influences from authentic Jamaican street food to British charcuterie. Learn about the history and culture of Brixton and sample food at seven or more tasting stops, providing enough food for breakfast and lunch. £65pp

❖ herethereveryfare.com



BAKING HEAVEN

Gail's Artisan Bakery opened its doors in Dulwich Village on 9 April, offering breakfast, lunch and tea from a menu of Gail's signature breads, pastries, cakes and sweets. Warm and classical, the interior was inspired by the local area, with natural leather furnishings and aged brass cage lamps hanging above tables made from reclaimed school table tops. Tom Molnar, co-founder of Gail's, says: 'Dulwich is such an exhilarating and diverse place and we couldn't wait to bring truly good bread to the community.'

❖ 91 Dulwich Village SE21 7BJ; gailsbread.co.uk



WEST NORWOOD FEAST

West Norwood Feast has had a spring make-over. Relunched on 7 April, the new-look, new-feel market is now easier to navigate with helpful signs leading you between the four tempting market hubs; from Fresh 'n' Green, where you can fill your arms with fresh produce including meat, fruit and vegetables to Retro Village. The next event is on 5 May, 10am-4pm.

❖ westnorwoodfeast.com



3 of the best pretty patterned plates



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Enjoy a more stylish picnic with Kissing Robins melamine plates by East Dulwich-based Anorak. £5.50 ❖ anorakonline.co.uk



BRAMBLE'S BEST

The Mozzarella Plate is the latest design by Borough Market regular Richard Bramble. £14.95 ❖ richardbramble.co.uk



TWEETY PIE

This set of four porcelain side plates is chirpy cheerful. £24 ❖ Oliver Bonas, 26 Lordship Lane, east Dulwich SE22 8HJ; 020 8693 6115

South London pub group Renaissance Pubs, which includes the Rosendale in West Dulwich, celebrates its 10th anniversary this May with the launch of its own brand of beer, gin and wine, plus the chance to win free food for a decade! For details and special events see renaissancepubs.co.uk/ten



Setting down roots

Rachel de Thample's community food revolution is making real waves in and around Crystal Palace. Karen Jensen-Jones meets a woman with endless ideas

Crystal Palace might not be the first place you'd expect to find the stirrings of a green-fingered food revolution, but for Abel & Cole's food editor Rachel de Thample, it's an obvious choice.

'I'd just finished writing my first book, *Less Meat More Veg*, and found myself becoming increasingly interested in growing my own food,' says Rachel. 'Writing recipes for Abel & Cole is where I learned the true values of organic food, but living in a garden-less flat in Gypsy Hill meant there were limitations to what I could grow.'

After deciding against a re-location to Dorset for more green space, Rachel hatched a plan to start growing on her own London doorstep, and the impetus

for her food revolution took off.

'I set myself the challenge of growing the family Christmas dinner within my local community,' she says, 'and after meeting with the Friends of Westow Park, the idea for a community garden was formed. We turned a tiny overgrown corner of the park into an award-winning Edible Garden, and last year we had an abundant crop, including salad leaves, vegetables and herbs, and, of course, the Christmas dinner.'

One of the advantages of the Crystal Palace community is that it is already part of a global Transition Town movement in which communities are taking steps towards a greener, more sustainable future.

'We garden every Saturday from

11am until 2pm and everyone's welcome to join in and forage,' says Rachel. 'It's an extremely productive garden with one of our aims being to inspire people to grow their own food. I'm hosting an interactive dinner on 19 June at Cornercopia Restaurant in Brixton to celebrate local food and how far we've come, so it's an exciting time.'

Texan-born Rachel traces her interest in food back to her family, particularly her grandparents, who were avid growers themselves: 'Cooking and growing food are intrinsically linked and it makes sense to know the source of your food and to eat as healthily as possible. The nutritional benefits of organic food are immense, with stacks of studies proving it to be richer in minerals and vitamins.'

Photography: Joe Lord, Guy Milnes



We turned a tiny overgrown corner of the park into an award-winning Edible Garden

Despite her garden-less flat, Rachel lives as close to the food she eats as possible and has countless window boxes and a lemon tree growing in her sitting room. She also tests the weekly seasonal recipes she writes for Abel & Cole in what she describes as an ordinary domestic kitchen with only one gadget – a food processor. Having worked in professional kitchens alongside Marco Pierre White, Heston Blumenthal and Peter Gordon, she is keen to stress that simple recipes are the key to success.

'I make my recipes as straightforward as possible because most of us have to cook under pressure with little time, and often while we're multi-tasking. What I would say though is practice makes perfect, and trust your instincts.'

It seems there's nothing about food that doesn't interest Rachel, particularly if it involves the local community – another exciting ongoing project is The Tippy Garden at her local pub, The Grape & Grain.

'The owners of the pub are extremely community spirited and they offered



Clockwise from far left: Rachel keeps the edible garden ticking over; Rachel collects coffee grounds from local cafes to use as fertiliser; planting hops at the Grape & Grain's tippy garden; the results of a 'jam session'; the community takes to 'tippy gardening'

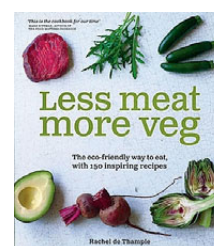


their unused gravel patch by the side of the pub for growing more vegetables,' says Rachel. 'We could have planted cabbages and carrots but the idea of growing hops was much more appealing. The first crop has been planted and we're looking forward to the first Palace Pint, which will be available later in the year. And in keeping with the community spirit we've teamed up with local brewers Late Knights in Penge, who'll be brewing the beer for us.'

It's impossible not to be enthused by Rachel's infectious fervour for growing your own food and it seems there's no limit to where it can lead: 'I'm currently involved in starting an urban mushroom revolution in the beautiful hidden tunnels surrounding

Crystal Palace. The idea is to plant an underground mushroom garden and share the experience of harvesting organic, nutritious mushrooms with the whole community. I'd love to be the first grower in London so I'm planning on planting the spores next week and then we'll wait and see what happens.'

Let the food revolution begin! ●



Less Meat More Veg is £12 from abelandcole.co.uk
For details of any of Rachel's projects email food@crystalpalace.transition.org.uk

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BAR

of the month

214 Bermondsey

Think you know your gin? Put yourself to the test at 214 Bermondsey, the latest basement addition to Antico restaurant on Bermondsey Street. The gin and cocktail bar has 49 types of gin, 12 gin cocktails and everything else in between. And to make sure you get the best out of every sip, these guys have even created their own homemade tonic. Compared to your run-of-the-mill Schweppes, you'll see a) why they call it tonic (it takes on a somewhat muddy hue, and you can really taste the quinine) and b) just how sweet other tonics are. The 214 Bermondsey tonic lets the nuances of the gins speak for themselves, and you won't find a lime or cucumber in your drink either, as this place is all about purity. The house gin here is Hammer, from Norway, but there are several London-distilled gins too, as well as cocktails like the Peck'em and Bermondsey Negroni. But if you really want to test your gin prowess, try the gin flights – three mini G&Ts that you're tasked with identifying from their botanical descriptions. It's tough!

✦ 214 Bermondsey Street SE1 3TQ;
020 7403 6875; 214-bermondsey.co.uk



Their homemade tonic makes sure you get the best out of every sip



RESTAURANT
REVIEW

The Clockhouse

What a difference a refurb makes. The Clockhouse on the Peckham Rye side of East Dulwich is the latest Young's pub to undergo a makeover, and what a great job they've done. From old boozer to contemporary, sparkling-yet-relaxed gastropub. In fact, the food here goes beyond gastropub (a somewhat washed up term these days, anyway), it easily delivers at restaurant quality levels.

A friend and I bowled in on a chilly Friday evening to find the place rammed and buzzy. The locals returned with gusto, embracing the new 'Clocktails' (Always Late, Time Waster, Tick Tick Boom etc) or sipping a Meantime Pale Ale. On the recommendation of Lisa, who runs the place with her partner Adam, we ordered a bottle of the light, smooth Pinot Grigio Garganega.

Deciphering our eats my eyes fell immediately on the truffle celeriac fries on the small plates-cum-starters list. Whatever I ordered had to go with those. In the end I chose the delicate duck carpaccio with fennel and hazelnuts to start, followed by the hake with pak choi and wheat ribbons in galangal (a root from the ginger family) and lime broth. Neither went with the fries, but I merrily devoured the lot. Those fries are truly outstanding.

My friend struggled in her quest to find something a bit 'plain', but was equally impressed with her smoked mackerel fishcake starter followed by the leek, spring pea and goat's cheese tart with watercress salad. For dessert we polished off the chocolate delice with kirsch cherries and marmalade bread and butter pud with chocolate sorbet.

Everything was beautifully presented, perfectly balanced and full of flavour. This place really has pulled out the stops with its food, you simply must go.

✦ 196a Peckham Rye, East Dulwich SE22 9QA;
020 8693 2901; clockhousepub.com



Hake with pak choi and wheat ribbons in galangal and lime broth



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Question Air, 85-87 Dulwich Village SE21 7BJ; question-air.com



We love this ultra-cute tote and leather purse by local designer Hazel Nicholls, £20

etsy.com/shop/HazelNicholls

essential STYLE

Pencil it in...

Forget any notions of staid secretaries, the pencil skirt is back for spring with a new lease of life with loud prints to liven up the longer length. Try teaming your skirt with a cashmere sweater and kitten heels for an update on 60s chic, or dress it down for the weekend with flats and a grey marl tee.



Miya jacket, £65; Jeton top, £32; Larry animal pencil skirt, £35 (in store mid-April), all by Louche.

Joy Store, 432 Coldharbour Lane, Brixton SW9 8LG; 020 7787 9616



Fair + True African print pencil skirt, £65

From East Dulwich-based fashion-conscience.com



Boden pique skirt, £49

boden.co.uk

SLIPPERS



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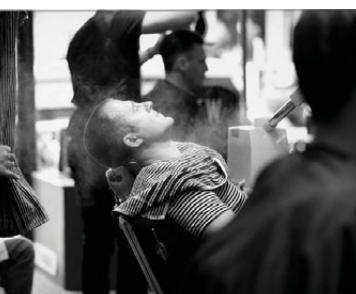


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Milia are small, white (or sometimes pale yellow) spots that usually appear around the eyes, on the cheeks and on the eyelids. With any of the facials we offer a removal treatment which includes a tiny needle that scratches the surface of it and then is pushed out getting rid of the milia completely.

SHAVING FACIAL

This facial is perfect for skin that combats daily aggression such as shaving. The specific products we use help to eliminate any in growing hairs and soothe any sensitive areas on the skin.

COLD STONE FACIAL AND HEAD MASSAGE

Performed using cold pebbles using different stroking methods across the face helping lymph drainage, perfect for sinus problems ending with a relaxing head massage to de stress.

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BACK FACIAL (30mins)
REVITALISING MASSAGE (1 hour)
DEEP TISSUE MASSAGE (1 hour)
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THAI FOOT MASSAGE (30mins)
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Kenneth Cole chronograph watch with slick brown dial, £115
thewatchhut.co.uk



Simon Carter woven bracelet, £60
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simoncarter.net



Artie straw panama-style hat, £22.50
jackmurphy.eu



Volunteer mid-brown leather shoes £95
jshoesonline.co.uk



Paul Smith slim-fit peach jacket £625; trousers £280

13 Park Street, Borough Market SE1
 9AB; 020 7403 1678; paulsmith.co.uk



essential STYLE

Lighten up

Shirk off those heavy wool suits and the 'play it safe' blacks and navies for something a little more fitting for the season. Brighter colours in lighter fabrics will make sure you keep your cool in the office. Take baby steps into bolder colours with River Island's blue linen suit, or go all out with Paul Smith's peachy perfect number.

STYLE NOTE

Blue suit, blue tie, blue shoes... make a real style statement by keeping to just the one colour

Blue linen suit jacket, £120; trousers, £60; waistcoat, £40; Oxford shirt, £40
riverisland.com; 0844 576 6444



LOUISE MEAGER YOGA

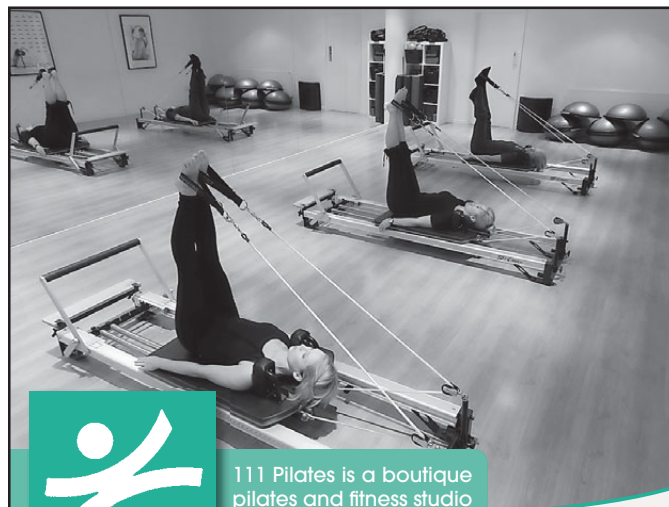
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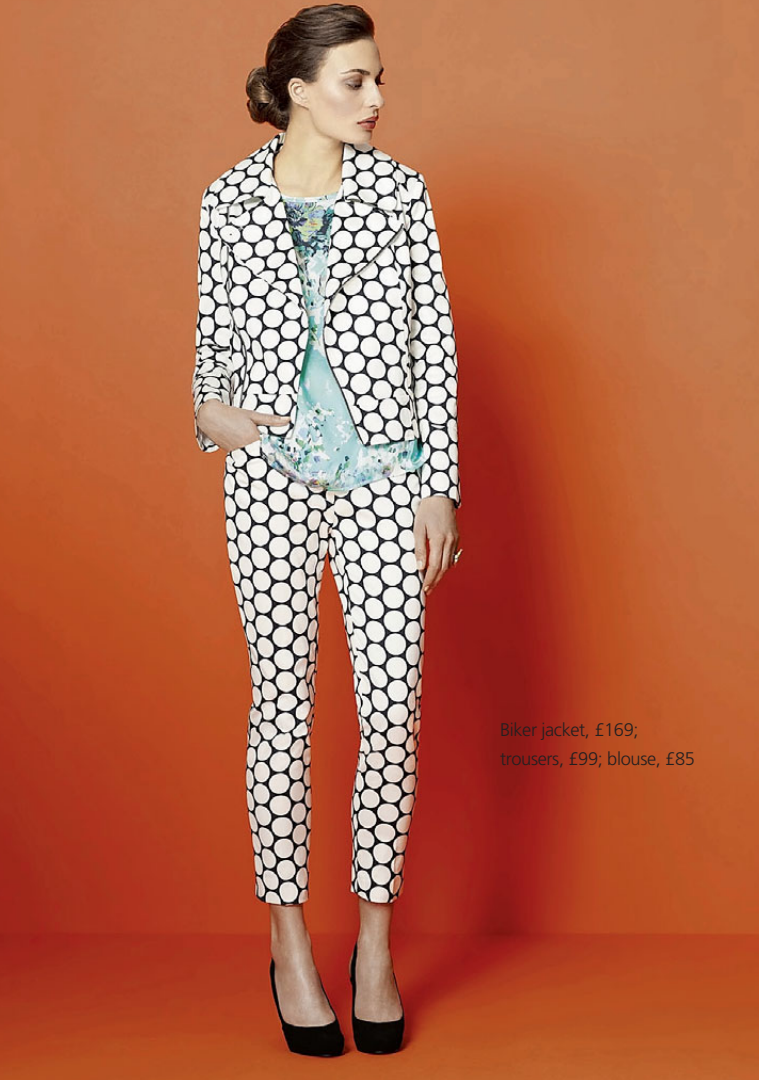
This offer ends 30 June 2013, but the Bright Colours competition runs all the time

Top, £75; skinny jeans,
£80; Mary & Clarks
leather shoes, £90



Prints charming

Mary Portas knows style, and if she's rocking prints, so are we. Clash them, colour block them or wear them all over...



Biker jacket, £169;
trousers, £99; blouse, £85



Oversized shirt, £99; paisley
print skinny jeans, £89; Mary
& Clarks suede shoes, £80



Floral-printed shirt, £99;
zip tube skirt, £70



Tree-print dress, £160;
bag, £165; Mary & Clarks
patent shoes, £80



Animal pleat-neck dress, £135

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LUXE looks



How to get GORGEOUS GLOSSY HAIR

Glossy hair can be achieved in just three simple steps, says John Cockroft from Blackheath's ChandlerWright salon...

1 A regular cut ensures split ends are kept at bay. We have recently replaced all our hairdryers with those using ionic technology. The negative ions emitted break up the positively charged water molecules on your hair, meaning they leave hair more hydrated and super-shiny.

2 Look for products with hydrating ingredients. Label.m Organic Lemon Grass shampoo (£13.95) and conditioner (£17.95) contain shea butter and jojoba oil. Just a few drops of Age Defying Radiance Oil (£25.50) combed through towel dried hair (pat, don't rub!) makes all the difference. Add a final spritz of Shine Mist (£12.75) for a professional look.

3 Eat hair-friendly foods – a diet rich in lean protein promotes shine and gloss.

✦ chandlerwright.co.uk



IT'S GUY THING

Say hello to wonderfully smooth skin with Triumph and Disaster Rock & Roll Suicide Exfoliating Face Scrub. It contains volcanic ash, a natural abrasive, and super absorbent green clay to draw out dirt and impurities while nourishing skin with iron, magnesium and potassium. It has a lush, lingering woody, smoky scent and you'll see a refreshed, radiant complexion. £23.

✦ mankind.co.uk



FACE VALUE

Hate those pesky wrinkles? Try the Pellevé wrinkle-reduction system, a non-invasive treatment that stimulates collagen for a fresher face without surgery (from £120 per session). It works by heating the deep layers of skin with a radiofrequency wand (it gets pretty darn hot, but only for a fraction of a second), causing the collagen in the skin to contract and tighten, stimulating new collagen growth over time. The result: firmer, tighter younger-looking skin. As well as an instantly noticeable difference, a few weeks down the line I saw further improvement after just the one treatment (since my 'life lines' are still 'relatively fine'). I combined my treatment with an indulgent, hydrating Kéraskin Immersion Ritual facial, which uses advanced active ingredients and anti-oxidants for more supple, revitalised and radiant skin.

✦ Ice Clinic, 133 High Street, Beckenham BR3 1AG; 020 8650 9595; ice-clinic.com

3 OF THE BEST... NEW LIP COLOURS

The must-have nourishing lip shades for a sweet summer smile



Satin cover
Sisley's Hydrating Long Lasting Lipstick gives high-coverage while protecting your lips all day long. The glide-on satiny texture doesn't bleed and keeps lips hydrated. We love shade L11. £31.

✦ Charlotte Cave, 17 The Polygon, Clapham Old Town SW4 0JG; 020 7622 4665



Healthy lips
Jane Iredale's new Puregloss collection is lusciously creamy and hydrating with a glossy, long-lasting finish. Blackberry and pomegranate extracts protect lips with vitamins C and E. Which colour? It's got to be Bellini. £19.95

✦ Neroli, 43 Honor Oak Park SE23 1DZ; 020 8699 9496



Capital colour
Susan Posnick's new Coloressential range adapts to your own lip colour, combining natural ingredients with technology for a rich shade and lip-balm texture. The London shade is the quintessential bronzed berry.

✦ Adamina Spa, 276-280 Kensington High Street; W8 6ND; 020 7751 1611



SPRING EVENTS

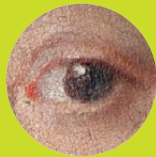


Adult Archaeology Walk and Talk 18+

Wed 1 May, 11.00 – 12.15

Discover London's largest open-air archaeological site, the foreshore of the River Thames. £6 per adult. Led by the Thames Discovery Programme.

Venue: Meet at Discover Greenwich



Hidden Stories 18+

Thu 16 May & Thu 20 June, 19.00 – 20.00

Spirits, burials and murderous intrigue – explore over 500 years of history on an evening tour of the ORNC and sample some Meantime beer at The Old Brewery. Tickets £10.

Tours leave from West Gate



LOTTERY FUNDED



West Wall Celebration Day FREE

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Join us for the opening of our new exhibition, curated by people who live, work and study in Greenwich and celebrate the Painted Hall's place in the local community. Venue: Painted Hall

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Wren's twin-domed riverside masterpiece

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Before



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Off the wall

Looking for a fun, effective work out? JAGS' new climbing wall offers a great all-round workout suitable for beginners, experts and the whole family

Thirty minutes on the wall is the equivalent of just under six laps of the pool,' says climbing instructor Kevin Dass. 'As soon as you push off the wall, you're fighting gravity. When you traverse – go sideways – you're stretching your body; when you go up your thighs and your hips are working against your weight. When you climb, you tone your muscles, you don't get big and bulky, so it's a good sport for preparing for summer – it really tones your back muscles and your deltoids.'

Sounds good, doesn't it? And what's even better is that it's really, really fun. Team *Living South* recently headed down to JAGS climbing wall in Dulwich to see if we could get the knack. A group of seven of very mixed abilities – from a fitness queen to, well, those who prefer to watch sports down the pub, we had a great time, with surprising competitive streaks emerging.

Kevin was charged with leading us through the basics, sending us scrambling up the shorter, bouldering wall (no ropes), before getting harnessed up for the bigger wall. And here's where the team work comes in – you're rope is anchored by your team mates, so when you fall, it's a little like they're catching you. And you will fall – once you're up there, pushing yourself as far as you can, you'll reach a point where you just can't hang on any longer. Beginners generally don't have the skill, or the grip, to stay on the wall. But once you've had your first tumble, swinging about suspended from the ceiling by your harness, you'll soon find yourself laughing.



It's a good sport to prepare for summer – it really tones your back muscles and your deltoids

Indoor climbing at JAGS is a sport that all the family can enjoy – since the wall opened in September 2012, Kevin has coached around 600 people, the oldest aged 67, the youngest four. Climbers can bring in their kids from the

age of seven and coach them themselves (once they've undertaken the basic safety training). So the whole family can get a workout together in a safe, supervised environment.

Climbing sessions can also be tailored to help you reach specific fitness goals: 'I can give you specific challenges,' says Kevin. 'For endurance, you'd want to traverse the entire length of the wall, then go back; for agility and fitness, you need to go up and down – try speed climbing. There are a lot of movements in the gym you can replicate on a climbing wall, like dead hangs, knee lifts and pull ups – you're only limited by your imagination. It's not about getting to the top; it's the journey up there.'

Kevin, who has been guiding for eight years and climbing for 10, has quite the interesting day job – a rope access technician, he works with high-rise buildings – surveying, washing windows, changing lightbulbs... He even worked on The Shard checking the glass six days before the opening ('We were about 62 floors up, surveying the windows from the outside, and I couldn't work out what these red and black dots were – they were taxis and buses!').

'Climbing builds you,' continues Kevin, 'It helps with your muscles, it helps you stretch. It's a fusion between what the mind can do and what the body wants to do. It's good for stress, too, because it draws you in; you're entirely focused on getting up that wall. And it's quite a social sport. All climbers share the same goal – we all want to get to the top.'

✦ jagssportsclub.co.uk; 020 8613 6500

Fun fitness: Four fun buys to inject more life into your workouts



**Adidas boxing
gloves, £42.99**
✦ Intersport, 134 Herne
Hill, SE24 9QL;
020 7326 5050





Sunshine Paradise

Laura Johnston discovers a land of golden sands, turquoise waters and a large dose of relaxation with sunny days that go on forever

When planning a relaxing break away from London my destination of choice needs to tick a long list of boxes. Pretty much guaranteed sunshine is high on the wish-list, along with bath-warm seas, mouth-watering cuisine and an activity or two for when lazing on the beach becomes too much hard work. And all of this without my time zone being well and truly confused as a result of flying long-haul.

The Lycian peninsula in Turkey ticks all of these boxes and sitting in its own beautiful bay overlooking the magnificent southern Aegean sea is Letoonia Club & Hotel. It's a family friendly resort which offers all the ingredients needed for a perfect stress-free getaway. The resort is a village in itself. There is the beautiful hotel, which has recently had a make-over, and bungalows which are perfect for families. The resort boasts three private beaches along two kilometres of sun-kissed coastline, and has a plethora of five-star facilities, giving families no need to venture far. And best of all, it's

all inclusive, so you can lock your wallet away for week.

The beaches and grounds offer plenty of activities to keep all the family entertained from dawn until dusk. For sun-worshippers fabulous views of Fethiye Harbour can be enjoyed from your sun-lounger and you can watch the magnificent yachts sailing past all day

You can enjoy fabulous views of Fethiye Harbour from your sun-lounger and watch the yachts sailing past all day

long. For younger guests there are three waterslides to whiz into the sea as well as plenty of organised activities. There's mini-football, yoga, tennis, water aerobics, sailing and windsurfing, to name just a few. Plus every evening there's a family-friendly entertainment programme which features music, dancing and comedy shows in the impressive amphitheatre.

If, like me, you prefer a more sedentary start to your holiday then head along to the spa for a traditional Turkish bath. The hammam is the perfect way to wash away the stresses of London life and for a traditional experience book in for a scrub on the warm marble slab. After the reinvigorating treatment your body will be encased in a huge foam bubble so your skin will be left silky smooth and squeaky clean.

When you've worked up an appetite just pop along to one of the buffet restaurants and help yourself to as much fresh, local produce as you want. The Moonlight Restaurant offers gorgeous views on an evening but as the sun sets nothing can beat a romantic dinner next to the sea. Dolphin Beach is transformed into a fish restaurant in the evening with candle-lit tables stretching to the shoreline. This a la Carte dining is well worth the small surcharge as is the Turkish evening and even, surprisingly, the sushi supper.

As everything is so accessible in the resort it would be easy not to venture far all week, but a day trip on the Letoonia



Top: All the rooms at the hotel are comfortably appointed and very spacious. Right: The magnificent pool is a real attraction and perfect for families. Below: The hotel and bungalows are perfectly situated in lush, green walkways.



TAKE
ME
THERE

TURKEY TRIP NOTES

HOW TO GET THERE

Letoonia is open from 1 April to 10 November. A week all inclusive at Letoonia Resort (letooniaresorts.com; 0090 242 444 0280), based on two adults sharing, costs from £812 in May (children under 12 cost £203 and children under two years are free).

Letoonia is 57 km from

Dalaman airport. Charter flights operate daily to Dalaman from 39 UK airports (charterflights.co.uk, 0845 045 0153). Flights start from £195. British Airways (0870 850 9850) also flies daily to Dalaman.

DAYS OUT

KAYAKÖY – Just a short drive from Fethiye you'll find one of

Turkey's best preserved ghost villages (also known as Kaya) which is a UNESCO World Heritage Site. The deserted village was originally populated by the Greeks who fled in 1923 and has since been left to slowly crumble under the sun. You can meander through the silent streets, peek inside roofless stone houses and see

the school and tiny chapel.

SAKLIKENT – This magnificent gorge is the biggest canyon in Turkey and one of the largest in the world. Remember your camera and your nerve as you wade through freezing melting water (which runs down from the nearby mountain tops) into the rock canyon for some breath taking views.

Yacht is a must. With just 12 guests aboard, this exclusive trip lets you live the high life. And once you've found your sea legs hop on Letoonia's shuttle boat for the short trip across to Fethiye Harbour. Here you can admire the exclusive yachts and meander past the fish restaurants, stopping for a bite to eat. There's also a market twice a week where you can test your bartering skills and if you prefer slightly more sedate shopping then head to the labyrinth of streets crammed with delightful shops.

The beautiful nearby beach resort of Olu Deniz is also well worth a visit. The famous Blue Lagoon boasts National Park status and is one of the most photographed beaches in the Mediterranean. Go to see the beautiful beach for yourself and stop for a refreshing drink before heading back. And if these mini excursions have given you a taste of Turkish life beyond Letoonia there are also plenty of day trips on offer to nearby archaeological and natural wonder sites. ●

There were a few tears when we left East Dulwich, but nearly three years on we've settled into our new life



CARAVANNING WITH THE KIDS

Jenni and Kevin Armstrong swapped East Dulwich for East Dorset to pursue a dream that revolved around an airstream caravan they had spotted outside a friend's house.

'We were instantly completely in awe of this gorgeous, silver, iconic trailer,' says Jenni. 'But living in the city with nowhere to keep a caravan meant the desire to own one had to be put on ice.'

But in 2010 they took the plunge, heading for a new life on the coast with their two kids to set up Happy Days Retro Vacations. Recently featured in Lisa Faulkner's *Holiday Home Sweet Home*, their four refurbished Airstream caravans are set on a peaceful campsite with a lake near the New Forest.

'There were a few tears involved when we left East Dulwich. Having two young kids we had built up a really good network of friends and it was hard to say goodbye. Nearly three years on we know it was the right decision and we've settled into our new life. Although even now the idea of popping to the shops on Lordship Lane is very appealing, if only it wasn't quite so far!'

A week-long stay starts from £460 and a short break from £270.

♣ happydaysrv.co.uk; 01202 567 606

Art puzzle

A sequence of wall 'relief' sculptures dating from the First World War is proving a puzzle at Sydenham School. The raised, sculpted panels – discovered as the school undergoes a rebuild – occupies three of the walls in the lower school hall, including one that stretches over 50 feet. 'The raised panels date from early in the life of the red brick buildings that made up Sydenham County Grammar School, put up by the London County Council in 1917,' says Ken Devine of the Friends of Sydenham School. 'All searches through

the records have failed to unearth information about the artworks, and so the time has come to ask if anyone in the community might be able to plug the gaps in our knowledge.'

♣ sydenham.lewisham.sch.uk; 020 8699 6731



MINI resident



HAPPY FEET

Honor Oak resident Natalie Collier has designed a range of 100% recyclable, limited-edition flexi children's jelly shoes, in collaboration with JuJu. Made in Britain and super retro, they're also supporting a good cause, with 25% of profits going to learning disabilities charity Mencap.

♣ Stocked at Stella C, 51 North Cross Road, East Dulwich SE22 9ET; 020 8693 5052. See projectjelly.com

Baby couture

Baby CoCo Bellea is a family venture, born out of Joanne Bowmer's passion for couture and her daughter Tallulah's love of tutus. The result – a machine washable couture brand for princesses from

newborn to 10 years old, at affordable prices. Baby CoCo Bellea now stocks over 2,000 made-to-measure pieces including miniature Chanel-inspired jackets, tutu-style dresses, couture romper suits and accessories, all hand finished. Pictured above: Sunset Boulevard dress, £80.

♣ Buy online at babycocobellea.com





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RIMU Music Preparatory School & Nursery provides:

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- Small classes
- Flexible hours
- A specially devised music & arts programme
- An introduction to French
- EYFS and Foundation planning
- Gymnastics, ballet and street dance for all children

RIMU is located at Sunfields Methodist Church, 95 Old Dover Road, Blackheath, SE3 8SJ. To book a viewing for the school or nursery call the School Office.

website: www.rimu.co.uk

Call: 0208 858 5141



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Aim high

Sydenham High School ensures girls achieve more than great results



Sydenham High School, having just celebrated 125 years educating girls aged 4-18 to outstandingly high standards, is proud of its pupils' achievements. In fact, last summer the school gained some of its best-ever GCSE and A level results. This followed an Inspection report judging the school to be outstanding for providing a first-class education that allows pupils to be intellectually fulfilled while offering lively, stimulating enrichment beyond the classroom.

Headteacher Kathryn Pullen firmly believes the secret of this success is the ethos of not just examining pupils, but

enabling girls to find their spark and achieve their full potential: 'Our aim is to prepare each girl for what the future holds – by setting high expectations, providing a strong academic framework, instilling confidence and supporting every girl's emotional development so that she can be the absolute best she can be.'

The school is therefore equally proud of its award-winning choir, its range of sports, its theatre and music productions and its creativity in art and design. 'Our girls are articulate, well-informed and open-minded,' says Kathryn. 'They are not afraid to accept a challenge, have the

courage to try new things and the self-belief to see them through – attributes that are vital to help deal confidently with an ever-changing world.'

To find out more about Sydenham High School, attend one of the upcoming open events on Thursday 16 May from 9.30-11am at the Junior School, and at Senior School on Thursday 23 May from 9.30-11am and Wednesday 26 June from 6.30-8.30pm, or contact the Admissions Team on the number below.

✦ **Sydenham High School GDST, 19 Westwood Hill, Sydenham SE26 6BL; 020 8557 7004; sydenhamhighschool.gdst.net**

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With nurseries in **Eltham** (near the new Kidbrooke village), **Hither Green** and **Blackheath** and places available for children from three months to five years, you don't have to go far to give your child a great start.

To find out more and arrange an informal visit please call Ann Briley, Assistant Childcare Director on **020 8318 1133** or email annbriley.zoom@gmail.com





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09.30-11.00
 Tuesday 7th May 2013
 Thursday 20th June 2013

Tours of the school are held on Tuesday mornings.
 Bursaries available.
 Please call 020 8670 5865 for further information.

Preparatory Department, 70 Thurlow Park Road, SE21 8HZ
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Friday 10th May 2:00 – 3:30pm

Please phone or email the school office to reserve a place.

Main entry at 2+, 3+ and 4+.
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W www.hernehillschool.co.uk

E enquiries@hernehillschool.co.uk

T 020 7274 6336

The Old Vicarage
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Tuesday 14th May 2013

9.30am - 11am

Please book via the Admissions page of our website.

Morning Tours

See the school on a normal working day from 9.15am

Please book with Elaine Benjamins for

Prep School - 020 8463 8240

For Nursery & Pre-Prep please book with

Maxine Russo - 020 8463 8266

There will be additional places in September 2013.

Waiting lists have now been reopened. Contact Sarah

Walker, Registrar, on 020 8463 8110 for further

information.

The Pre-Prep department at Colfe's is due to expand next year. Judged outstanding by successive ISI inspection teams, the Pre-Prep has seen demand outstrip supply for many years. The expanded and enhanced facilities will cater for an additional 20 pupils in each year group and provide a dedicated assembly hall, amongst other things.

Colfe's Pre-Prep pupils will continue to benefit from the range of facilities available to the whole school, including the sports centre and full-size swimming pool. Sarah Redman, Head of Pre-Prep and Nursery, is delighted with the Governors' decision to expand: *"This is an exciting prospect which will enable us to build on existing excellence. Our academic focus from an early stage sets us apart from the competition and links with the Prep and Senior schools give us access to an unparalleled range of facilities."*

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Junior School



Senior School



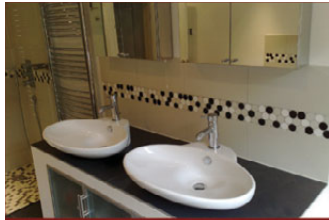
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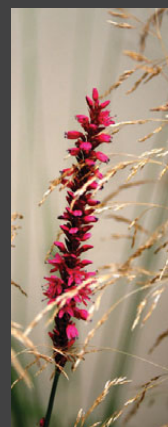
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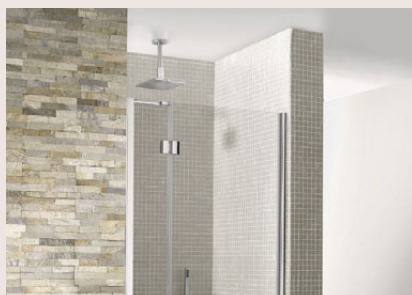
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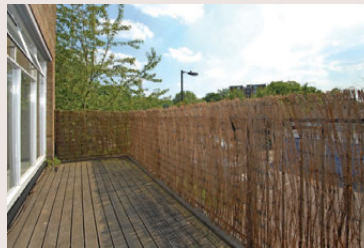


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F/H £1,395,000

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RODWELL ROAD, SE22

F/H £850,000

4 bedroom Victorian town house. Situated over three storeys this property offers a spacious, beautifully finished home with breath-taking views of London. The raised ground floor entrance gives rise to a light-filled reception room with beautiful wooden floors and fire places, whilst the additional entrance to the basement opens to a contemporary styled kitchen diner and utility area.



GROVE HILL ROAD, SE5

F/H £799,950

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THERAPIA ROAD, SE22

F/H £650,000

Three double bedroom semi-detached house situated on a quiet no-through road in a residential location. Big family reception, large kitchen diner with floor to ceiling doors to garden, modern bathroom and attention to detail throughout. To the rear the large garden has been professionally landscaped and offer the owner a patio area, lawn and vegetable patch.



UPLAND ROAD, SE22

F/H £825,000

Five bedroom family house offered chain free. The property has five good double bedrooms, 2 bathrooms, double reception with wood flooring and period working fireplace and a modern family kitchen diner leading out onto a large lawned garden. Situated on a quiet location just by Peckham Rye park and within easy reach of local primary schools.



CORNFLOWER TERRACE, SE22 F/H £625,000

3 double bedroom Victorian terraced house situated just off Peckham Rye Common close to local bars and restaurants. The property offers 3 double bedrooms, a bright spacious family kitchen diner and two good reception rooms. Situated on this quiet road by the park with easy access to transport links into central London, including the East London line at Honor Oak Park and Peckham Rye.



CREBOR STREET, SE22

F/H £550,000

Two double bedroom Victorian half house with a picturesque frontage and beautifully presented throughout. The property is ideally located on a quiet residential street popular for its access to local parks, schools and local amenities. Ideal for a couple or family looking for the larger than average two bedroom and a quiet street.



OLIVER MEWS, SE15

F/H £470,000

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DUNSTANS ROAD, SE22

F/H £575,000

3 double bedroom maisonette situated close to the park and local primary school. The property offers a large reception, bright spacious kitchen diner, three good double bedrooms and an attractive secluded garden. Great location close to local pubs, shops and easy transport links to central London including the tube connection at Peckham Rye and Honor Oak Park.

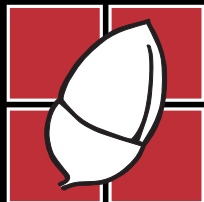
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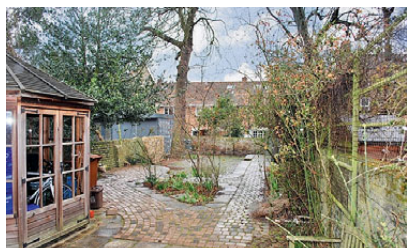
For Sale



**Lordship Lane
East Dulwich SE22
£750,000 F/H**

Fantastic four double bedroom period townhouse situated in East Dulwich. To the lower ground floor there is a large open plan kitchen and dining area, cloakroom, utility room and store room. The upper ground floor offers a delightful sitting room with feature fireplace and doors opening onto the second reception room, currently used as a music room also with a feature fireplace. To the rear of the property is a study or fifth bedroom. There is also a good size family garden. Energy Efficiency Rating E.

**Dulwich 020 8516 3666
dulwich@acorn.ltd.uk**



**Cooper Works
Peckham SE15
£449,950 L/H**

Big, bright and bursting with character. A rare opportunity to buy within the prestigious 'Cooper Works', an exclusive development of high-end apartments carefully carved from an original warehouse. This beauty boasts two very large double bedrooms, a three piece en-suite bathroom and a further guest bathroom. A sprawling open-plan lounge/kitchen in excess of 27 feet provides the most amazing of entertaining spaces. Feature windows, super high ceilings and a private rear garden sets this flat apart from the competition. Energy Efficiency Rating C.

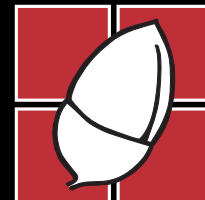
**Peckham 020 7771 6777
peckham@acorn.ltd.uk**



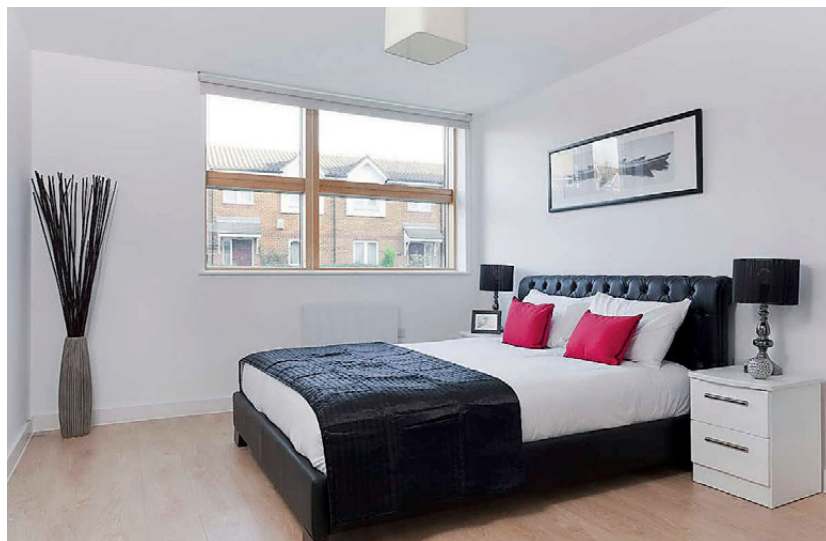


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To Let



Trundleys Road Deptford SE8 £1,300 PCM

Situated on the top floor within a modern purpose-built block this apartment is contemporary and bathed in natural light. Epitomising modern day living the accommodation benefits from sliding doors in both the bedroom and lounge areas providing access onto a private balcony which overlooks London's spectacular skyline, perfect for unwinding after a hard day's work. Boasting a contemporary decor throughout, comprising bedroom, open plan kitchen/lounge area, three piece bathroom suite and ample storage. Energy Efficiency Rating C.

Peckham 020 7771 6777
peckham@acorn.ltd.uk



Grove Hill Road Dulwich SE22 £1,050 PCM

Spacious one bedroom flat located close to Camberwell's local amenities and trendy Lordship Lane with all its independent shops, cafés, pubs, bars and eating places. The property comprises one double bedroom, a large lounge, fully fitted kitchen, three piece bathroom suite and study/dressing room. This flat can come furnished or unfurnished. Further benefits include an easy walk to East Dulwich/Denmark Hill rail links as well as local transport going towards the city. Energy Efficiency Rating C.

Dulwich 020 8516 3666
dulwich@acorn.ltd.uk





Borland Road, SE15 **£209,950**

Bushells are pleased to offer this recently refurbished flat to the market chain free. Smart and well presented with a high standard interior decor finish. Open plan living space overlooking the communal gardens with a private balcony. Ideal for a first time buyer or an investor.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Tintangel Crescent, SE22 **£438pw**

Located on a popular road within walking distance to East Dulwich BR station and the amenities of Lordship Lane is this spacious family home. Boasting two bright reception rooms both with hardwood flooring, three double bedrooms with inbuilt storage and a single/study room, fully fitted kitchen with a separate utility room and appliances, bathroom and a private lawn and decked garden.

Dulwich & SE Lettings 020 8299 6066 dulwichlet@bushells.com



Landells Road, SE22 **£485,000**

Situated on a quiet residential road in central East Dulwich. These lovely 2 bedroom houses are always popular. Downstairs there are 2 reception rooms and kitchen leading to the garden. Upstairs 2 double bedroom and large bathroom short walk to Lordship Lane, North Cross Road and East Dulwich BR Station and bus routes.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Derwent Grove, SE22 **£288pw**

Bushells are delighted to offer this lovely conversion flat to the market. This property boasts one double bedroom, a bright reception room, a separate fully fitted kitchen diner with appliances and a modern three piece bathroom suite. Situated close to East Dulwich BR and the amenities of Lordship Lane.

Dulwich & SE Lettings 020 8299 6066 dulwichlet@bushells.com



Mundania Road, SE22 **£649,950**

A lovely example of a 4 bedroom 1930s house in a quiet residential Road in East Dulwich. An ideal family home with 3 double bedrooms and 1 single room. Large bathroom with separate shower. Downstairs there is a large reception room with stripped wood floors and fireplaces. Large kitchen, breakfast and living area plus a conservatory extension leading on to a very large garden.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Deans Court, SE22 **£219pw**

A top floor purpose built flat situated in a quiet residential location close to transport links and local amenities. The property benefits one double bedroom, reception room, modern kitchen and a three piece bathroom suite. Further benefits include a communal garden and off street parking.

Dulwich & SE Lettings 020 8299 6066 dulwichlet@bushells.com

Stradella Road is one of Herne Hill's most sought-after addresses



Spacious family living

This six-bedroom family property has two reception rooms



Stradella Road is one of Herne Hill's most sought-after addresses, boasting properties like this double-fronted 3,000sq ft Edwardian house. Carefully maintained with six bedrooms and a games room on the two upper floors, it's perfect for a family. Downstairs you'll find two large receptions, a study/music room, and an open-plan kitchen and dining area opening on to a large, professionally designed south-west facing garden. There is also a large cellar, several open fireplaces, a garage and off-street parking. Additional benefits include views over Brockwell Park from upstairs and the close proximity of Herne Hill and North Dulwich stations and Dulwich schools.

❖ On the market for £2 million. For further details call Pedder, Herne Hill, on 020 7738 5926



New
Instruction

Gastronomic Temptations

£400,000 - £430,000

Helix Road, SW2

EPC=TBC

Prepare to don the bikini and soak up the rays on the private roof terrace that has an exclusive & appealing feel being surrounded by mature Victorian gardens. There's plenty of space for friends & family in this superb first floor period conversion with the two double bedrooms. The Share of Freehold ensures restful worry free nights & the position of the apartment is notably quiet yet accessible to all local amenities.

- Period Conversion
- Two Double Bedrooms
- Private Roof Terrace
- Share Of Freehold

Restoration Dream

£630,000

Blenheim Gardens, SW2

EPC=G

Get your skates on - untouched for probably 50 years - original features crying out to be restored to their former glory - four bedrooms two receptions - top location - a house for you to design and fit to your taste - move in with no hindrance of a chain and start living off the Brixton Hill slopes. Properties such as this are rare to the market.

- Edwardian House
- Mid Terrace
- Four Bedrooms
- Private Garden
- Chain Free



Chain Free



A Perfect Buy

£499,950

Hayter Road, SW2

EPC=E

The perfect location is provided with this classic split level conversion flat. A short stroll down the hill leads you into everything that is good about Brixton. A great first or second time purchase big enough to start a family in. Also the popular Sudbourne school is two roads away. Perfect purchase for someone looking to design a property to their own style.

- Victorian Conversion
- Split level
- Three Bedrooms
- Prime Location
- Chain Free

Joggers Delight

£340,000 - £360,000

Brailsford Road, SW2

EPC=C

Beautifully presented superb example of a top floor two double bedder - a delight to the eyes - stroll to Brockwell Park in literally 30 seconds; commuting on the tube is a dream - 7 minutes and you've got your seat on the Victoria Line. The flat is beautifully finished throughout; soak in the bath & you will be toasty warm with underfloor heating controls at your fingertips; the luxury kitchen invites the keenest of gastronomists.

- Period Conversion
- Top Two Floors
- Two Double Bedrooms
- Long Leasehold
- Chain Free





Fantastic Family Home Darrell Road

£750,000
EPC=D

This exceptional house has an impressive scale to it and would make a brilliant and substantial family home with four bedrooms, a double reception room and kitchen diner not forgetting the landscaped garden.
Ref: 7695

- Four Bedrooms
- Great Location
- Landscaped Garden
- Good Transport Links
- Kitchen / Diner
- Impressive Scale

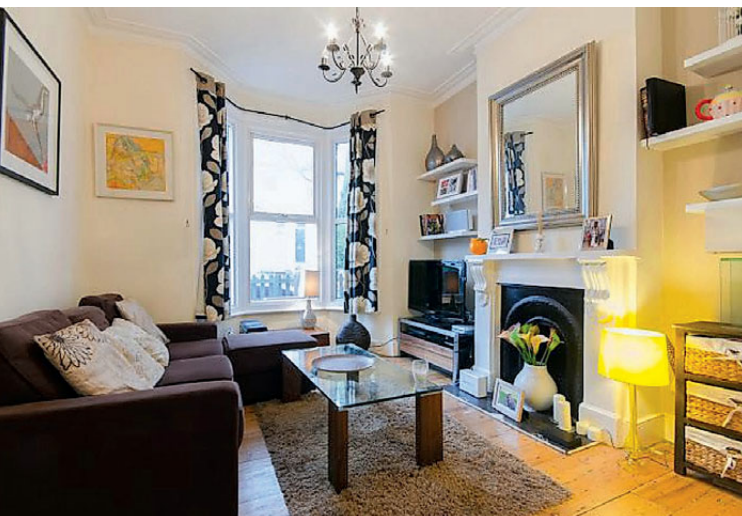


Beautiful Home With A Contemporary Feel Ivanhoe Road

£950,000
EPC=C

A wonderful open plan ground floor boasting a bespoke contemporary kitchen with under floor heating and by-folding doors on to a lovely landscape garden. The property is ideally situated for the great local amenities of East Dulwich and the Bellenden area.
Ref: 7704

- Four Bedrooms
- Contemporary Kitchen
- Under Floor Heating
- Good Transport Links
- Landscaped Garden



Proximity is key Rodwell Road

£289,950
EPC=D

Just two minutes from Lordship Lane and good for the commute into town, but also set back from the High Street just enough for some peace and quiet on the weekend. Victorian conversion, one bedroom and a sunny garden.
Ref: 7614

- Victorian Conversion
- One Bedroom
- Great Location
- Good Transport Links
- Garden



Beautiful Home With A Contemporary Feel Upland Road

£365,000
EPC=E

A particularly large 2 bedroom Victorian conversion flat in a great East Dulwich location. The property is laid out over 3 levels and has a very big reception room and spacious kitchen dining room. The flat does require work but has heaps of potential.
Ref: 7696

- Two Bedrooms
- Victorian Conversion
- Three Levels
- Good Location
- Requires Some Work



New
Instruction

Croydon Road Croydon Road, SE20

Pull your wheels onto the drive of this fantastic 1896 Built semi-detached house. Hosting an abundance of original features and french doors leading onto a large and attractive southerly facing garden.

- Semi Detached
- 1896 Built
- Breakfast Room
- 30 Foot Reception
- Off Street Parking
- Attractive Garden

£550,000
EPC=Prime



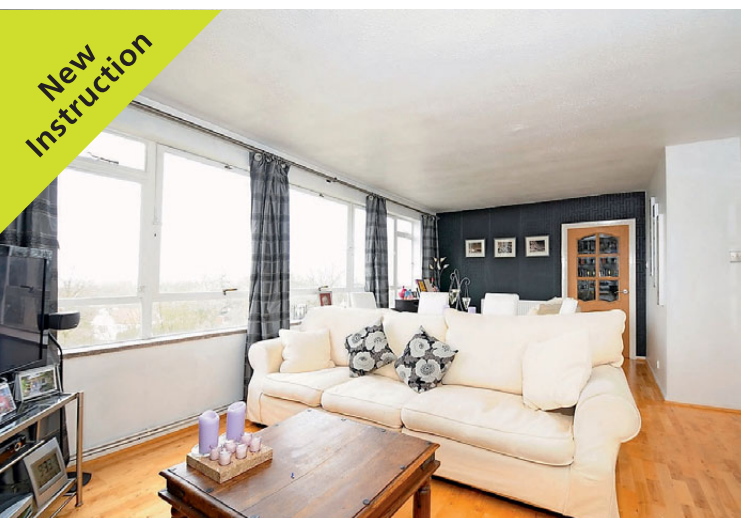
New
Instruction

Spa Close Spa Close, SE25

For sumptuous living come and view this classy 1930s family home. Cast your eyes over these well executed rooms decorated with contemporary living in mind. Just a short walk away from Grangewood Park and an excellent selection of local shops and amenities.

- Two Receptions
- Three Bedrooms
- Stylish Kitchen
- Smart Bathroom
- Attractive Garden
- Driveway

£324,950
EPC=DB



New
Instruction

Lymer Avenue Lymer Avenue, SE19

Sensational third floor apartment close to the 'oozingly' trendy Crystal Palace 'Triangle' where a selection of bars, restaurants and boutiques can be found.

- Third Floor Apartment
- Two Bedrooms
- Dulwich Estates
- Modern Kitchen
- Wooden Flooring
- Chain Free

£250,000
EPC=Prime



New
Instruction

Croydon Road Croydon Road, SE20

Feast your eyes on this highly desirable light and airy Victorian Apartment, offering period charm throughout and a south easterly facing communal garden with a beautiful pond.

- Victorian Maisonette
- Communal Gardens
- Two Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Chain Free

£230,000
EPC=Prime



Be Part of the 'Ruskin Park House Set'

£335,000

Champion Hill, SE5
EPC=D

This fantastic apartment enjoys aspects to the front and the rear, and the reception room boasts French doors leading out to the well tended communal gardens. Standing proudly on leafy Champion Hill, just minutes away from Ruskin Park, a lovely place for a stroll, or take the Sunday papers and have a read in the fresh air. Transport options are in abundance, with Denmark Hill train station just minutes away for an easy commute into the City and West End, and the new East London link! along with an excellent bus network. You could be enjoying life in this super development, so what are you waiting for?

- Bright Reception Room
- Fitted Kitchen
- Bathroom/WC
- 3 Double Bedrooms
- Well Managed Development

Ref 3329

Nicely Located Victorian Conversion Flat

Offers In Excess of £265,000

Talfourd Road, SE15
EPC=E

The accommodation flows from front to rear and offers a blank canvas enabling purchasers to inject their own personality if they wish. This home comes with its own section of garden, located at the rear - a lovely space in which to unwind and enjoy the morning sun whilst sipping a cuppa, and for summer barbecues. Nice and convenient for transport, including trains and buses, along with a good choice of shopping facilities. If you wish to go further afield, then you can just hop on a bus at the bottom of the road and find yourself in Oxford Street or theatre land!

- Reception Room With Bay
- Double Bedroom
- Well Fitted Kitchen
- Neutral Decor
- Long Lease

Ref 3456



Another happy customer...



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extremely
happy with
the price"

Danny Betts



"We have told
family and friends
about the real
estate agent
work haart does"

Michelle Amos



The guys
at haart lettings
always had the
answer for us"

Amy Hope



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‘Will you walk
into my parlour?’
said the Spider
to the Fly, ‘Tis
the prettiest little
parlour that ever
you did spy...’

The Spider and the Fly, Mary Howitt 1829

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FAVERSHAM

£475,000

- 1930s Detached Family Home
- Extremely Sought After Location
 - Four Double Bedrooms
 - Two Bathrooms
 - Open Plan Kitchen And Family Room
 - Garage And Driveway
 - Lovely Rear Garden With Outbuilding



ST. MARGARET'S BAY

£950,000

- Distinctive 1930s Spanish Villa Style Residence
- Magnificent Sea Views
 - Generous Double Width Plot
 - Exclusive Private Road
 - Four Bedrooms
 - Large Balcony And Sun Terrace
 - Half An Acre Of Mature Gardens



LANGLEY

£499,950

- Brand New Conversion Of Grade II Listed Barn
- Period Features Throughout
 - High Specification Finish
 - Three Double Bedrooms
 - Two Luxury Bathrooms
 - Detached Garage
 - Village Location



CANTERBURY

£215,000

- Modern Third Floor Apartment
- Two Double Bedrooms
 - En Suite And Family Bathroom
 - Open Plan Living Room And Kitchen
 - Allocated Parking
 - Communal Gardens
 - Excellent Access To The City



FAVERSHAM

£239,950

- Victorian Cottage
- Beautifully Extended And Improved
 - Two Double Bedrooms
 - Bespoke Kitchen/Breakfast Room
 - Luxury Bathroom And Shower Room
 - Driveway And Detached Garage
 - Large Rear Garden Backing Onto Paddocks



BOUGHTON-UNDER-BLEAN

£550,000

- Three Storey Converted Victoria Oast
- High Specification Throughout
 - Five Bedrooms
 - Stunning Contemporary Kitchen
 - Two Bathrooms
 - Double Garage
 - Accessible Yet Rural Location

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BENSON ROAD

£950,000 FREEHOLD

A stunning detached double fronted 5 bedroom family home that is impeccably refurbished to the highest of standards. The stylish interior is modern, fresh with classy features alongside period detailing in keeping with the grand exterior. The property greets you with a neatly landscaped front courtyard garden. The large front door leads to a spacious hallway that guides you to the primary ground floor rooms. A beautiful reception room to the left which has direct access to the rear south facing garden and retains period features such as a Victorian fireplace and large sash windows, to the right of the hall is a similar sized dining room great for entertaining guests. To the rear of the property is the kitchen breakfast room offering all the mod cons. The kitchen also leads to the perfectly landscaped South facing garden which is perfect for al fresco dining and is neatly decked in Canadian hardwood. On the first floor is the family bathroom and the 4 double bedrooms, all of which come with plantation shutters and fitted built in wardrobes. Upstairs again is a sensitively designed loft that offers a double bedroom, master en-suite with double shower and free standing bath. Transportation facilities include Forest Hill station (London Bridge and Overground) that will whisk you into town within 15 minutes as well as great 24hr bus routes into town.



STONDON PARK £320,000 LEASEHOLD WITH S/O FREEHOLD

Beautifully presented extremely spacious three bedroom conversion flat. Situated over two floors it offers fantastic living space. Comprising a large lounge with dining area, a bedroom (or dining room) and a spacious fully fitted kitchen and a modern fitted bathroom to the first floor and then a further two bedrooms to the second floor. This property also has the benefit of being within very close proximity to Honor Oak Park Train Station and is in the catchment of some very good local schools.



HONEYFIELD MEWS

£279,000 FREEHOLD

Perfect for first-time buyers, this modern three bedroom house comes with off street parking and a private south facing garden. The house has been newly refurbished to a good standard throughout and is ready to move into. Comes complete with appliances in the fully fitted kitchen. There is also a downstairs loo and an upstairs bathroom. Dacres Road is well located close to Forest Hill station and Sydenham Station. Chain free and ready to move into.



SALEHURST ROAD

£399,950 FREEHOLD

This spacious three bedroom period terraced house is in a quiet residential road in the Crofton Park area. It requires some updating throughout. Comprising lounge, dining room and kitchen to the ground floor and three bedrooms and a family bathroom to the first floor. Externally there are gardens to the front and rear, with a workshop/studio in the back. Close to Crofton Park, Catford Bridge and Honor Oak Park stations and within a great catchment area for some good schools. No onward chain.



EWELME ROAD

£925,000 FREEHOLD

Well presented double fronted house offering a great size lounge and dining room, a second reception room and a fantastic extension to the rear giving a third reception room with bi-folding doors to the lawned garden. There is also a modern fitted kitchen and a downstairs wc. Upstairs there are three double bedrooms, one single and a family bathroom. To the second floor there is a large bedroom with separate kitchenette area and ensuite bathroom. Outside is a well maintained secluded rear garden.



HONOR OAK PARK

£1,300 PCM

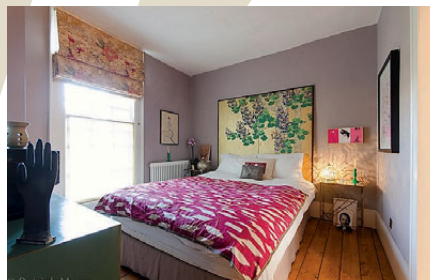
Located just a hop skip and a jump from Honor Oak Park Station is this well thought out ground floor garden flat that has been the subject of a thorough refurbishment in recent years. There is a large lounge to the front with bay window, a modern fitted kitchen and bathroom, two double bedrooms and a sunny aspect rear garden. Available beginning of May 2013.



EBSWORTH STREET

£1,400 PCM

Now available is this two double bedroom Victorian conversion flat in the popular Honor Oak area. Comprising two good size double bedrooms, spacious lounge, fitted kitchen and bathroom. Externally there is an extra benefit of direct access to a private garden. Available immediately.



CAMBERWELL GROVE, SE5 8JA

Practically perfect in every way! Having been nipped, tucked and completely overhauled by our client who has a sharp eye for design, the house will please all tastes. The lower ground floor offers a warm, friendly kitchen complete with working AGA and stunning reclaimed pieces. A must have pantry is off the main area along with a dead handy utility room. Access to the outside space is from here too. The raised ground floor has a double reception room, flooded with natural light and period charm. Up on the first floor you will be wowed by an astonishing master suite. A lovely bedroom leads to an enormous dressing room which can only impress. This floor is also serviced by an elegant bathroom complete with an 18th Century slipper bath. Keep going up and you'll find 2 further double bedrooms and a bathroom. Perched at the top of the house is our fave room. Incredibly versatile so could be a wonderful chill out den or another bedroom. Double doors lead to a lovely roof terrace for those balmy summer evening drinky poos! This really is a one off.

£1,350,000 FREEHOLD



LORDSHIP LANE, SE22

£800,000 FREEHOLD

Offered to the market in tip top condition is this fab and fully modernised period house bang smack in the middle of lovely Lordship Lane. The current owners have completely overhauled the accommodation which now offers a super duper family sized, fully fitted kitchen breakfast room bursting with all of the mod cons you need.



LORDSHIP LANE, SE22

£865,000 FREEHOLD

Pickwick Estates is proud to offer this imposing double-fronted Edwardian period home in immaculate condition, offering space and light throughout. Through the large front door and into the spacious hallway and on to the double reception room retaining many original features and kitchen/dining room which is fully fitted with all the mod cons.



LORDSHIP LANE, SE22

£925,000 FREEHOLD

If light and space is what you are looking for, look no further! An enormous double fronted, 5 bedroom, 3 bathroom family home. Beautifully decorated by its current owners to high specification, including neat features such as plantation shutters and wooden floors in all the primary rooms, Quartz worktops in the kitchen and a wood burner in the reception room.



UPLAND ROAD, SE22

£825,000 FREEHOLD

A splendid specimen of a house! 4 bedrooms and 2 bathrooms offered in excellent condition. The house has a lovely rear garden, an eat in kitchen and a double fronted reception room. The property is in a convenient location moments away from the hustle and bustle of Lordship Lane and North Cross Road. East Dulwich is the nearest station and the green open spaces of Peckham Rye Park are at the end of the road.



DUNSTANS ROAD, SE22

£269,950 LEASEHOLD

A perfectly formed large one bedroom, raised ground floor flat with its own private roof terrace! Perfect for those summer evenings! Offered in an exceptional condition the flat briefly comprises entrance hall, modern fitted kitchen with all the mod cons, fully functioning bathroom with shower, large reception room with double doors leading to a private, neatly decked roof terrace and a good sized double bedroom.



HONOR OAK MANSIONS, SE22

LEASEHOLD

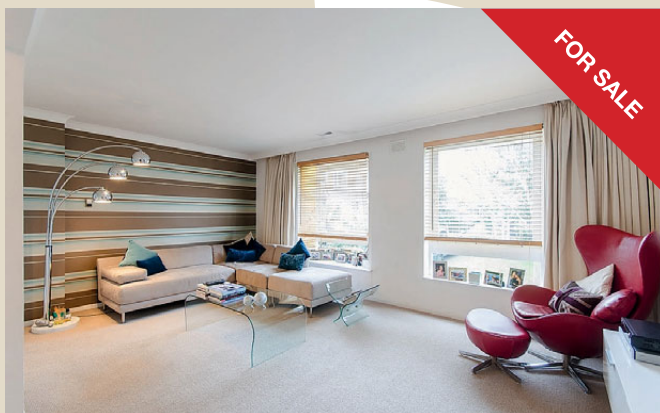
Get ready for spring with this superb 2 bedroom raised ground floor flat in this stunning well maintained period mansion block. The property has access to communal gardens which has its own private heated swimming pool! The property has been lovingly refurbished to a high standard by its current owners.



COLLEGE ROAD, SE21

£2,350,000 FREEHOLD

We are delighted to offer to the market this truly sensational Arts and Crafts home that has recently undergone an extensive programme of refurbishment. The ground floor comprises a bright and spacious entrance hall with bespoke Oak staircase, 2 reception rooms, study, large studio, cloakroom and impressive kitchen /breakfast/ family room with full width bi folding doors onto the 80ft landscaped garden. To the first floor there is a charming master bedroom suite including a bathroom, separate shower room and dressing room. Two additional double bedrooms with en suite bathroom and shower room respectively can also be found on this floor. The top floor accommodation comprises two double bedrooms and a family bathroom. Externally there is a large driveway for several cars and an ornamental front garden. Sydenham Hill rail station is opposite which provides access in to the city via London Victoria.



FOR SALE

CONSTABLE WALK, SE21

£599,950 LEASEHOLD

Stunning end of terrace maisonette on the first and second floor of a three storey block set in a landscaped development on the Dulwich Estate. Through the private entrance, stairs whisk you to the first floor where there is a spacious reception/dining room with stunning views of the communal gardens, well equipped kitchen and utility room. The second floor comprises master bedroom with fitted wardrobes and en-suite, further double bedroom, single bedroom and a luxury bathroom.



FOR SALE

CHALFORD HILL, GLOUCESTERSHIRE £385,000 FREEHOLD

A spacious and very well presented three bedroom cottage located in a pretty and elevated position in this ever popular Cotswold village setting. The accommodation comprises master bedroom with en-suite, two further double bedrooms and family bathroom. The ground floor comprises kitchen/diner, reception room and dining room. Chalford Hill is only 2 hours drive from London.



FOR SALE

HAMBLEDON PLACE, SE21

£1,000,000 FREEHOLD

A delightful 3 bedroom semi-detached house within this sought after development. A kitchen/breakfast room, reception and dining room, WC and a study occupy the ground floor. Upstairs the bedrooms have an abundance of storage cupboards along with a family bathroom and an en-suite serves the master bedroom. Other benefits include a landscaped rear garden, driveway, garage and a large front garden. Dulwich Village and West Dulwich station are close at hand.



FOR SALE

THICKET ROAD, SE20

£319,950 LEASEHOLD

Set within a grand period conversion is this exceptionally presented two bedroom flat which has just been refurbished offering superb living space, stunning fixtures and a gorgeous communal garden. Arranged over the entire top floor, the property comprises bright, spacious and wonderfully equipped kitchen/dining room/lounge room, two double bedrooms, bathroom and reception room which could be utilised as a third bedroom. Further benefits include ample storage space in the loft.



FOR SALE

PARK HALL ROAD, SE21

£299,950 LEASEHOLD

A fantastic one bedroom basement flat located on this residential road in West Dulwich. The accommodation comprises large reception room, good size bedroom, bathroom, well equipped kitchen and separate dining room. To the rear there is a large private garden with a charming summer house. Further benefits include ample storage space and a pretty front garden. Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village. The property is offered with no onward chain.



FOR SALE

CLOISTERS COURT, SE19

£120,000 LEASEHOLD

A spacious two bedroom flat on the first floor of a well maintained retirement complex. The property comprises a bright spacious reception room, well equipped kitchen, two good sized bedrooms and bathroom. Externally there is resident's parking and pleasant communal grounds. The property is close to the Crystal Palace 'Triangle' and within easy reach of Crystal Palace and Anerley stations. Please note, you must be over 55 years of age to live in this development.



Herne Hill, SE24

£575,000

A fine Victorian property.

Three double bedrooms, 28ft kitchen/diner, attractive décor throughout with polished wood floors and period fireplaces.



Herne Hill, SE24

£595,000

A five double bedroom house requiring updating.

Three reception rooms, two bathrooms, garden, balcony.



Herne Hill, SE24

£1,800 pcm

A well presented three doubled bedroomed house.

Large lounge, fully fitted kitchen, modern bathroom, off-street parking, private garden, conservatory, unfurnished.



Brixton, SW2

£580,000

A four double bedroom house.

Two bathrooms, 26ft reception room, access to tube and mainline stations.



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HAMPTONS
INTERNATIONAL



Turney Road SE21 £1,295,000

A period property in the heart of Dulwich Village. **EPC:E**



Alleyn Road SE21 £2,500,000

A substantial semi detached Victorian house.
EPC:E



Sydenham Rise SE23 £547,500

An attractive four bedroom house. **EPC:D**



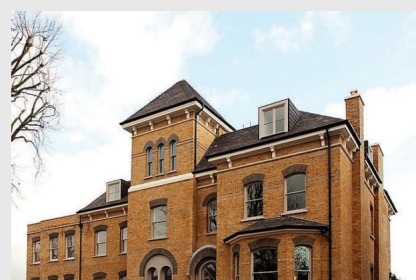
Hambleton Place SE21 £1,895,000

An imposing detached five bedroom family home. **EPC:D**



Therapia Road SE22 £795,000

A stunning and spacious apartment. **EPC:D**



Mulberry House SE5 £2,350,000

A beautiful house in a stunning development known as St John's Orchard.



Fellbrigg Road SE22 £3,500 per month

A gorgeous family home in the heart of East Dulwich. **EPC:D**



College Road SE21 £1,800 per month

A delightfully light and spacious maisonette.
EPC:D



Croxted Road SE21 £1,750 per month

A fabulous first floor maisonette. **EPC:D**

Dulwich Office

Sales. 020 7717 5443 | Lettings. 020 7346 5800



More landlords looking to invest in buy to let

In the UK homeownership has long since been an aspiration for the masses, however in recent years with reduced lending, the need for high deposits and a general shift in the attitude towards renting; the average first time buyer age is now 38. This means that those would be first time buyers are turning to the residential lettings market for their housing needs making demand for rental property higher than ever before. It is therefore not surprising that local letting specialist Leaders have revealed that in a recent survey of their landlords, 56.7% of landlords will consider buying additional properties to let in the future.

Branch manager of Leaders Forest Hill and Camberwell, David Montero explains; "Over the last 24 months we have seen an increase in accidental landlords - ie those that have ended up letting through circumstance rather than choice. This may be as a result of being unable to sell, inheriting a property or moving abroad, but many of those accidental landlords are considering growing their portfolio in the future. In a recent survey we asked our landlords if they would consider buying another property to let and 16.4% said yes with a further 40.3% stating they would possibly look to buy in the near future."

David continues; "This is great news as demand for good rental property is continuing to rise so an increase in stock would offer tenants more choice. At the moment our branches across the area have an average of 7 prospective tenants registering for every available property. In addition to this the sales market, whilst showing some signs of improvement, is still slow therefore offering plenty of investment opportunities. So it's a great time for landlords looking to grow their portfolio or indeed investors who are currently unhappy with the returns they are getting from alternative investments."

Leaders offer impartial advice for those looking to buy to let and advise that by speaking to a lettings expert you can ensure you get the very best investment for your needs. With branches across the area they can offer very specific local advice about what and where to buy for the best rental returns and with demand set to remain high the potential in buy to let is very encouraging.

For more details contact your local branch or visit the website: www.leaders.co.uk

Rent excludes the Tenancy Deposit and any other charges or fees which may be payable - upon request further information will be provided by us.



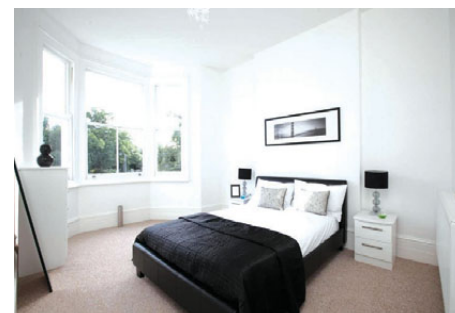
Forest Hill £1,150 pcm

Futuristic delights tickle your fancy with this sassy, sexy one bedroom apartment (with parking), tucked away on its own detached from the throbbing beat of Forest Hill that surrounds. Enter via your own private entrance which leads to the epic living and entertaining space adorned with wooden floors and crisp white walls. EPC Rating: D



Camberwell £1,150 pcm

This well laid out flat in a handsome period terrace is found on bustling Coldharbour Lane with a striking period fireplace in the reception room. EPC Rating: D



New Cross £1,300 pcm

Two bedroom apartment with roof top views of old London Town, a large reception room/kitchen and a brand new interior. EPC Rating: E



Sydenham £1,400 pcm

Grand Victorian semi-detached house with good proportioned rooms, a fabulously large living room and three good sized bedrooms. EPC Rating: D



Camberwell £2,850 pcm

Very handsome four bedroom abode, boasting a rustic and entirely respectful nod to the true character and charm of the Victorian era. EPC Rating: F

Uniplan



SYDENHAM

£289,995

A stylish contemporary well-presented two double bedroom flat located within the sought-after racecourse development. This particular apartment oozes eye-catching appeal the minute you enter. Wood floors throughout and an open fire in the living room. The fitted kitchen boasts a butler sink and butchers block style work tops.



SYDENHAM

£319,995

Situated in a residential street is this three bedroom end of terrace house with a newly-fitted bathroom, two reception rooms and a large kitchen/diner.



FOREST HILL

OFFERS IN EXCESS OF £370,000

Semi-detached three bedroom house close to Sydenham station and the popular Mayow Park. This ideal family home offers a large living room with feature fireplace.



SYDENHAM

£1,500 PCM

Fabulous three bedroom apartment. Two reception rooms and a fitted kitchen with direct access to patio garden. Short distance to Sydenham rail station.



SYDENHAM

£2,500 PCM

Grand five bedroom house with many original features. Three reception rooms and fully fitted kitchen. Master bedroom with en-suite and four further bedrooms.

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Sydenham's second rising

Giovanni Tosone, director at Uniplan Estate Agents, celebrates Sydenham

When is the best time to sell?

Broadly speaking, the best time to sell is when you are ready. Many sellers I visit have had a change of circumstance – financial, an addition to the family, job relocation, outgrown or downsizing their current property – so timing is important. Remember, it only takes one buyer for a successful sale.

Traditionally, the spring has been the best time to sell. The winter blues and bills are far behind, and buyers are keen to fulfil their New Year aspirations. Competing buyers will force out the best offers. In reality buyers are out there 365 days a year. If there are market fluctuations, these generally mirror the property market, so if you achieve a high price you will likely have to pay a high price too.

What is the special appeal of your area?

Sydenham (Sephan, Cypenham or Sippenham, as it has been known) was a heavily wooded area of fine oaks, yew trees and quiet country lanes sandwiched between Crystal Palace, Forest Hill and Penge. Fast forward a few hundred years and we are now in the middle of a regeneration programme incorporating pedestrianised zones and fantastic rail links to London Bridge and Victoria, as well as the recently opened

London Overground line. Independent shops like the organic butcher, fishmonger, baker, health shop and curiosity shops line the high street, offering a wide range of goods. Parks are in abundance – the most noteworthy being Crystal Palace Park, the site of the Crystal Palace, where the iconic building from The Great Exhibition of 1851 was relocated. And did you know that famous residents include John Logie Baird (inventor of the television), WG Grace (England's greatest cricketer), Ernest Shackleton (Antarctic explorer) and, from, the theatre and TV, Kazia Polka, Rolf Harris and Connie Fisher? Who's next?

Sydenham has great transport links and a regeneration programme is revitalising the high street



Joe Lord

What's your favourite local area?

The Thorpe Estate, an area of six roads sandwiched between Silverdale, Mayow Park and the High Street. Constructed between 1901 and 1914 by developers Edmondson and Sons, it has since been designated as a conservation area to preserve the Edwardian heritage. These houses were aimed at the more affluent members of Edwardian society, and today some of the grand properties stand still untouched by time, offering five or six bedrooms with servants quarters, while others have been converted into fine apartments.

What's your favourite street?

Tucked away off Wells Park Road, Halifax Street makes the perfect film set – it's a row of terraced houses hardly altered or changed since 1840, yet in 1957 the local council earmarked it for redevelopment. The plan was to pull down the 59 houses and cottages to make way for 90 new dwellings at a cost of £110,000. But after a three-year fight with the London County Council, Halifax Street was saved. Wander along it and you'll see how, cocooned as it is from the rest of Sydenham, it would have been heartbreaking to lose it.

✦ 15 Sydenham Road, Sydenham SE26 5EX;
020 8659 1121; uniplan.co.uk



This 1930s style two-bedroom apartment, set within the sought-after Race Course development on Lawrie Park Road SE26, is £289,995

27 Dulwich Village • London • SE21 7BN • 020 8693 4321



BEAUTIFULLY LAID OUT AND STYLISHLY EXTENDED LARGE VICTORIAN, DETACHED, DOUBLE FRONTED FAMILY RESIDENCE INCORPORATING MODERN MEDIA SYSTEMS

ALLEYN ROAD SE21

offers invited in the region of **£4,000,000**

5541 sq ft/514.76 sq m • Completely refurbished • Spacious well proportioned rooms • 6 Bedrooms • 2 Bathrooms (1 ens) • 3 Shower Rooms (2 ens) • Dressing Room • Music Room/Drawing Room • Kitchen/Dining Room • Garden/Living Room • Cinema Room • Gym • Bedroom/Playroom • Studio • Garage • Off Street Parking • Rear Garden 92' x 48' (28.04m x 14.63m). Full colour brochure available on request. **SOLE AGENTS**



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ALLEYN PARK SE21

Sole Agents

£2,450,000

Superbly appointed and in an excellent location in one of the most sought after roads in Dulwich an elegant, well proportioned double fronted detached family house (3341 sq ft/310.38 sq m) with the accommodation arranged over two floors. There is a Master Bedroom Suite with Dressing Room & En Bathroom; 3 Further Bedrooms; Drawing Room; Dining Room; Family Room; Study; Kitchen/Breakfast Room; Family Bathroom; Ground Floor Shower Room; Utility; Store; Wine Cellar; Off Street Parking; Garage and Rear Garden 146'9" x 60' (44.73m x 18.29m). Further scope for extension into the loft (architect plans approved by both Southwark and the Dulwich Estate).



WOOD VALE SE23

SOLD



DULWICH WOOD AVENUE SE19

SOLD



TURNEY ROAD SE21

SOLD



WOODWARDE ROAD SE22

SOLD



UNDERHILL ROAD SE22

SOLD



ALLEYN CRESCENT SE21

SOLD

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STRADELLA ROAD SE24

Sole Agents

£2,350,000

Double fronted Edwardian family house (2908 sq ft/270.15 sq m) located on this sought after road. There are 6 Bedrooms; Dressing Room; 2 Bathrooms (1 ens); Shower Room; 4 Reception Rooms; Kitchen; Shed; Off Street Parking and Rear Garden 77' x 43'6" (23.47m x 13.26m).



COLLEGE ROAD SE21

Owner's Agents

£2,350,000

Beautifully refurbished detached family house in one of the most sought after roads in Dulwich (3700 sq ft/343.73 sq m). There are 5 Bedrooms; 3 Bathrooms (2 ens); 2 Ens Shower Rooms; 3 Reception Rooms; Kitchen; Studio; Laundry; Off Street Parking and Rear Garden 82'3" x 49'3" (25.07m x 15.01m).



MULBERRY HOUSE, GROVE PARK SE5

Joint Sole Agents

£2,350,000

One of a development of four outstanding houses completely rebuilt behind the original Victorian facade to be fitted & finished to the highest standard. There are 5 Bedrooms; 2 Bathrooms (1 ens); 2 Shower Rooms (1 ens); 5 Reception Rooms; Kitchen; Courtyard; Roof Terrace and approx 123' garden. **OPEN DAY 27 APRIL**



CAMBERWELL GROVE SE5

Joint Sole Agents

£2,300,000

Grade II listed detached double fronted property (4007 sq ft/372.25 sq m). There are 6 Bedrooms; 3 Bathrooms (1 ens); 4 Reception Rooms; Kitchen/Breakfast; Wine Cellar; Storage; Eaves Storage; Double Garage; Off Street Parking and Rear Garden 108' x 69' (32.92m x 21.03m).



HERNE HILL SE24

Sole Agents

£2,275,000

Detached Victorian house, carefully extended and refurbished to a high standard (4344 sq ft/403.56 sq m). There are 6 Bedrooms; Master Bedroom Suite with Dressing Area & Shower Room; 2 Bathrooms; 3 Receptions; Kitchen/Breakfast Room; Office/Studio; Gym; OSP & Rear Garden 52'3" x 47' (15.93m x 14.33m).



SHARCROFT AVENUE SE24

Sole Agents

£1,900,000

Large family home, built in 1989 in the Victorian style (2822 sq ft/262.16 sq m), has been well maintained and updated throughout with high quality fixtures and fittings by the present owners. There are 6 Bedrooms; 3 Bathrooms (2 ens); Reception Room; Dining Room; Kitchen; Laundry; Off Street Parking and Garden.

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HAMBLEDON PLACE SE21

Joint Sole Agents

£1,895,000

Detached double fronted family house with views over adjoining playing fields. (2468 sq ft/229.28 sq m). There are 5 Bedrooms; 3 Bathrooms (2 ens); 2 Reception Rooms; Kitchen; Breakfast Room; Study; Laundry; Cloakroom/W.C.; Garage; Off Street Parking and Rear Garden 67'9" x 37'3" (20.65m x 11.35m).



CRESCENT WOOD ROAD SE26

Sole Agents

£1,675,000

Grade II* listed detached house (2915 sq ft/270.80 sq m). There are 5/6 Bedrooms; 3 Bathrooms; Sitting Room; Dining Room; Study; Kitchen/Breakfast Room; Ground Floor Annexe (Bedroom; Reception; Bathroom); Utility Area; Terrace; Off Street Parking; 2 Garages & Rear Garden 100'9" x 68'3" (30.71m x 20.80m).



CARSON ROAD SE21

Sole Agents

£1,595,000

Spacious double fronted family property (3063 sq ft/284.55 sq m) situated in a very desirable road in West Dulwich. There are 7 Bedrooms; 2 Bathrooms (1 ens); Ens Shower Room; Double Reception Room; 3 further Reception Rooms; Conservatory; Kitchen; Utility Room and Rear Garden 103' x 77'9" (31.39m x 23.70m).



GILKES CRESCENT SE21

Sole Agents

£1,595,000

Semi detached family house in this sought after Village location (1867 sq ft/173.44 sq m) conveniently located for local schools. There are 4 Bedrooms; Bathroom; Shower Room; 2 Reception Rooms; Kitchen/Breakfast Room; Utility Room; Store; Off Street & Rear Garden 35'6" x 23'6" (10.82m x 7.16m).



COURT LANE SE21

Sole Agents

£1,595,000

Double fronted detached family house (2064 sq ft/191.75 sq m) in this excellent residential road moments from Dulwich Park. There are 6 Bedrooms; 2 Bathrooms (1 ens); Shower Room; 3 Reception Rooms; Kitchen/Breakfast Room; Shed; Off Street Parking and Rear Garden 87'3" x 33'6" (26.59m x 10.21m).



WOODWARDE ROAD SE22

Sole Agents

£1,200,000

Edwardian family house located on a sought after road in Dulwich Village (1841 sq ft/171.03 sq m). There are 5 Bedrooms; Bathroom; Shower Room; Reception Room; Sitting Room; Kitchen; Utility Room; Eaves Storage and Rear Garden 74' x 15'3" (22.56m x 4.65m).



Herne Hill Road SE24 Leasehold **£349,950**

THREE DOUBLE BEDROOM flat within a well presented, private, purpose-built block. The property benefits from TWO BATHROOMS and a large reception room. Boasting a PRIVATE TERRACE and communal gardens this flat would suit a wide range of buyers.



BRANTWOOD ROAD SE24 PCM **£2,800**

Stunning 4 bedroom family home, available for Short-let (5 Months). Detached 4 bedroom house with garage, arranged over 3 floors. Top floor has an extra large master bedroom with double glazed patio doors to balcony which has a beautiful panoramic views of London skyline



Rymer Street SE24 Freehold **£650,000**

This three storey Victorian town house sits in the most convenient location, just moments away from Herne Hill mainline station and Brockwell Park as well as the many bars, restaurants and cafes that this vibrant area offers.



HINTON ROAD, SE24 PCM **£2,500**

Three bedroom Victorian house, good size through lounge with polished wooden floors leading to small conservatory onto a 100ft well-manicured rear garden. This property has an abundance of character & period features throughout, including a working fire place



DOLPHIN SQUARE SW1V PCM **£1,950**

Selection of 2 bedroom apartments available Now. Newly refurbished ,offering a life style living experience at the sought after Dolphin Square, included in your rent will be heating, hot water, cable TV, 24 hour on site security, on-site car park. Offering many facilities within the complex, indoor pool, gym/fitness centre, squash and tennis courts, shopping arcade, bar & grill and a Moroccan Spa and communal gardens



BRANTWOOD ROAD SE24 PCM **£2,500**

Located on the quiet and sought after Brantwood Road is this lovely 4/5 bedroom house. This property offers spacious living accommodation, 2 reception rooms, modern fitted kitchen diner, Large Lounge with working fireplace. Patio, garage and large private rear garden.

Agency NEWS

Catch up with all the very latest news and views from your local agents

Elysian Finance's Julian Hill on the Government's new Help to Buy scheme

In his March budget the Chancellor has announced another scheme to boost lending for the housing market. Help to Buy is intending to assist house buyers who currently have insufficient funds for the deposit required by the lenders.

Help to buy is available to any home buyer (excluding buy-to-let investors) with values up to £600,000, with the Government guaranteeing up to 15% of the loan. The details have yet to be finalised but it should help buyers with a 5% deposit.

The three-year scheme is expected to help some 75,000 home buyers. Ultimately one has to take a view on the future level of house prices and how this will be affected by this scheme.

£1,512
per month:
the average
rental price of
property in
the capital
(Kinleigh
Folkard &
Hayward)

CAMBERWELL COVERED

Letting specialist Leaders has extended its service to cover Camberwell and surrounding areas, following the recent acquisition of Wooster and Stock's lettings business.

Local branch manager, David Montero, said: 'We warmly welcome all our new landlords and tenants. We are delighted the existing staff have joined us and will assist us to ensure continuity of care for all our new clients; each one of the team brings with them invaluable knowledge and experience of lettings in the area and we look forward to working with them.'



David
Montero

This five-bedroom house in Brixton was quickly snapped up at around £800,000



BRISK BUSINESS IN BRIXTON

The Brixton property market seems to be flying high. With Brixton Village's new-found popularity, the Victoria line and huge restoration programmes in the area, it has become very popular for owner occupiers and buy-to-let investors alike. The recent arrival of Foxtons on the high street has ruffled quite a few feathers, but established agents in the area are also doing a brisk business.

Adrian Burch, senior branch manager of Haart in Brixton for some 20 years, says: 'Brixton has metamorphosed over the past decade and demand has been unprecedented over the past 18 months. We recently took on a five-double bedroom end-of-terrace house in Blenheim Gardens at a guide price of £780,000-£800,000 and secured a purchaser for it within a fortnight. We then listed the property next door and again found a buyer within two weeks.'

Three is the magic number



Eaton Green is pleased to announce that James Stefanopoulos has joined as a partner, heading up and expanding the Commercial Department from the new Waterloo office. James is a Chartered Surveyor with over 15 years commercial agency experience with vast experience of the south London and Kent property markets having previously worked in East Dulwich and Maidstone, as well as Shoreditch. EatonGreen Estate Agents, founded in 2007, will also soon be opening a third office, this time in Sydenham.

streets ahead

E S T A T E A G E N T S



GREAT NORTHWOOD PLACE MARKET UPDATE

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MARMORA ROAD, SE22

£1,300,000

Astoundingly lovely c.1884 semi with self-contained flat. Currently arranged as a 5 double bed home with double reception and garden room. Heaps of original features, cellar; 80ft garden and well-to-do locale with great school catchment. These magnificent late Victorian homes are some of the finest in East Dulwich; built with plenty of depth and height to give masses of living space. Here you have the added bonus of a lower ground-floor flat (nanny/granny/smelly teenager?) with its own entrance, kitchen and bathroom.

For sales call Felicity, Stacy, Colin and Elaine

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WALLER ROAD, SE14

£899,950

Totally brilliant 4 double bed beauty with original features, self-contained basement flat, kitchen/diner; 2 receptions, 2 en-suites and 60ft garden. Close to Askes', Zone 2 trains and East London Line links. You simply can't grow out of a home like this; rooms are large, ceilings are high and the household is spread over 4 floors. On the basement level, clever tweaking has made excellent use of the space to provide a one-bedroom flat with its own front door (ideal for au pairs, grandparents or teens or can be rented).



CAMBERWELL GROVE, SE5

£450,000

Ultra-luxe 2 double bedroom apartment in converted school on Camberwell Grove. Exclusive additions: Italian kitchen, luxury bathrooms, 24-hour estate management. Near Denmark Hill trains. Apart from the impressively lovely facade and communal areas, this apartment has a seriously lovely interior. We're talking a high-end, no compromise kind of internal fit-out. No fuss, chain free sale.

For lettings call Kelly and Mel



Dulwich Village, SE21

£2,375,000

Spencer Kennedy are delighted to offer for sale this impressive and substantial five bedroom semi detached property in a prime Dulwich Village position. The property requires a full programme of modernisation and improvement throughout giving a prospective buyer the opportunity to create a wonderful family home. Properties with such potential are rarely available on the open market and as such an early appointment to view is strongly recommended.



College Road, SE21

£2,350,000

A truly stunning Arts and Crafts home circa 1912 situated in one of the most popular roads in Dulwich. The property is nestled within a wooded environment and is conveniently opposite Sydenham Hill rail station providing access in to the city via London Victoria. The property has undergone an extensive and thoughtful renovation with great attention to detail including the use of original building materials wherever possible and now makes for a charming and unique period home with all the luxury of modern living.

The Longest Established Estate Agents in Dulwich Village

Dulwich Village • London SE21 7DE



Gilkes Crescent, SE21

£1,550,000

Nestled in the heart of Dulwich Village this four bedroom, semi-detached, family home is a fine example of 1920's design, with generous living accommodation on the ground floor and many attractive features, including french doors leading to the rear garden. The property is full of light and has been well cared for – benefiting from some refurbishment in recent weeks. This is an opportunity to purchase in a most sought after location.



Alleyn Park, SE21

£1,799,950

Impressive family home situated in a much sought after road in Dulwich. The property has a wealth of features including original parquet flooring and leaded light windows with a large entrance hall and beautiful west facing rear garden



Woodwarde Road, SE22

£1,150,000

This substantial semi detached period home is situated on a popular road within catchment for a number of good local schools. The property is well positioned for all the amenities of Dulwich Village with the added benefit of open views across playing fields to the rear.



Clive Road, SE21

£935,000

A delightful period home situated on a popular road within the heart of West Dulwich. The house is a short distance from the many independent shops and restaurants of Park Hall Road.



Lordship Lane, SE22

£850,000

A fantastic double fronted family home situated on a popular road within close proximity to Dulwich Park and Village with off street parking for several cars.

Negotiator / Senior Negotiator – Sevenoaks & Canterbury

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& PARKER**

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Our estate agency team is currently recruiting Negotiators or Senior Negotiators for our Sevenoaks and Canterbury offices. The ideal candidate will have relevant sales experience and a sound knowledge of the property market. You should also be a proactive individual with the get up and go to generate and follow up relevant leads and marketing initiatives, with a meticulous attention to detail.

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Court Lane Gardens, Dulwich

£2,650,000 Freehold

Edwardian family house arranged over 3 floors in Dulwich with stunning views over Dulwich Park. The property comprises 3 reception rooms, fitted kitchen, wc, 5 bedrooms and 2 bathrooms (1 en-suite). There is an open-plan bedroom with bathroom, kitchenette and lounge area on the top floor. There is off-street parking to the front and a garden to the rear.

Please contact our Dulwich Village Office on **020 8299 0922**



SE London's hottest properties



Venner Road, Sydenham £699,950 Freehold

5 bedroom family house benefitting from grand Victorian proportions recently refurbished. The property comprises 2 reception rooms, kitchen/dining/family room, master bedroom, 3 further double bedrooms, bathroom, shower room, utility area, and study/bedroom. Rear garden opens directly from the kitchen. Off street parking to the front.

Please contact our Sydenham Office on **020 8659 0220**



Herne Hill, London

£2,250,000 Freehold

7 bedroom double fronted house with gated off-street parking. The property is arranged over three floors comprises a 37ft double reception room with kitchen and family room with bi-fold doors onto the garden, further reception, utility room, wc and cellar, 3 bathrooms including a large en-suite with double shower, dressing room, and study.

Please contact our Herne Hill Office on **020 7738 5926**



SE London's hottest properties



Champion Hill, East Dulwich £939,950 Freehold

5 bedroom semi detached house. The property has been extended and offers accommodation arranged over 3 floors comprising 5 bedrooms, 2 bathrooms, extended double reception room, 2nd reception room and fitted kitchen/breakfast room. To the rear is a 72' garden with a single garage at the far end. There is secure gated access to the garage via a slip road.

Please contact our East Dulwich Office on **020 8299 3721**



Allenby Road, Forest Hill

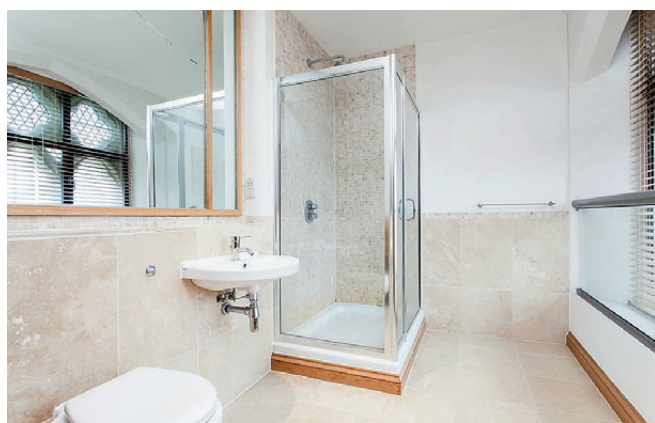
£925,000 Freehold

6 Bedroom double fronted Victorian house arranged over three floors. Comprising 3 bathrooms (1 ensuite), 4 reception rooms, integrated kitchen, downstairs w.c., conservatory and basement. The property benefits from original features such as corning, exposed wooden flooring and working fireplace.

Please contact our Forest Hill Office on **020 8314 4070**



SE London's hottest properties



Church Rise, Forest Hill £550,000 Freehold

2 bedroom split level apartment in a converted church. The property comprises 2 large double bedrooms, master with en suite, a large open plan kitchen/reception room with vaulted ceilings which expose the original timber beams, separate w.c and a second bathroom with a shower and separate bath. Communal lift, and gated off street parking for two cars.

Please contact our Forest Hill Office on **020 8314 4070**



The Thicket, Anerley

Prices from £275,000

A high quality conversion of a former detached Tavern which has maintained its exterior period features. The scheme consists of 6, two bedroom flats located within a few minutes walk of Crystal Palace train station. Built by 'LightBox London' each apartment is finished to a high standard. Penthouse apartment includes roof terrace. (Images for marketing purposes only).

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